



APPLICATION ACCEPTED: August 31, 2012
BOARD OF ZONING APPEALS: January 16, 2013
MOVED AT APPLICANT'S REQUEST
TIME: 9:00 a.m.

County of Fairfax, Virginia

January 9, 2013

STAFF REPORT

SPECIAL PERMIT AMENDMENT APPLICATION NO. SPA 2004-LE-053

LEE DISTRICT

APPLICANT & OWNERS:	Trustees of the Lighthouse Baptist Church
ZONING:	R-2
LOCATION:	5901 Wilton Road
ZONING ORDINANCE PROVISION:	3-203
TAX MAP:	82-4 ((1)) 4C
LOT SIZE:	2.0 acres
PROPOSED FAR:	0.172
PLAN MAP:	Residential; 2-3 du/ac
SP PROPOSAL:	Group 3—Amend SP 2004-LE-053 previously approved for a church to permit the addition of a private school of general education, site modifications and a building addition.

STAFF RECOMMENDATION:

Staff recommends approval of SPA 2004-LE-053 subject to the proposed development conditions contained in Appendix 1.

Z:\dhedri\Special Permit Amendments\1-16-13) SPA 2004-LE-053 Lighthouse Baptist\SPA 2004-LE-053 staff report.doc
Deborah Hedrick

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**

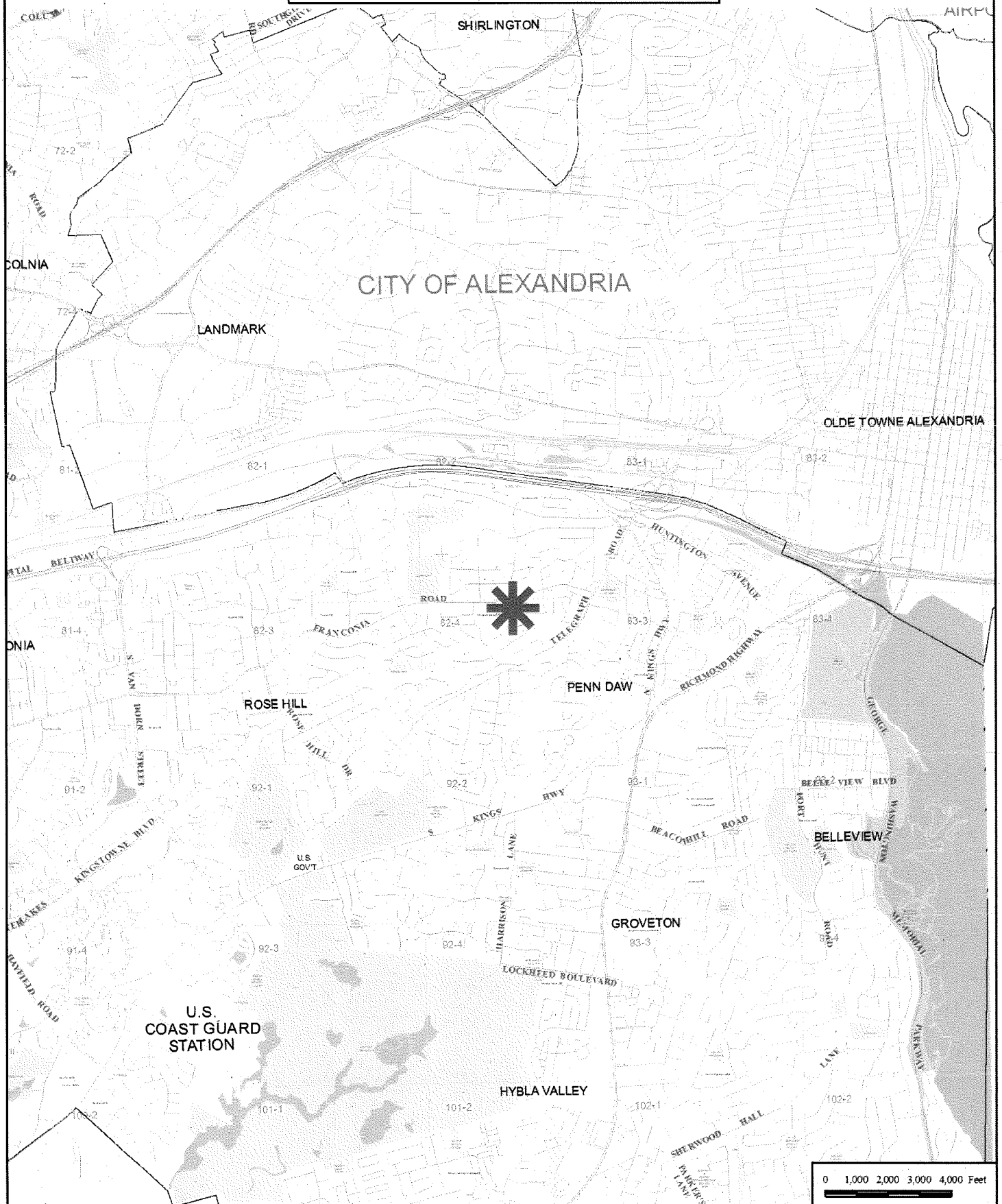


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit Amendment

SPA 2004-LE-053

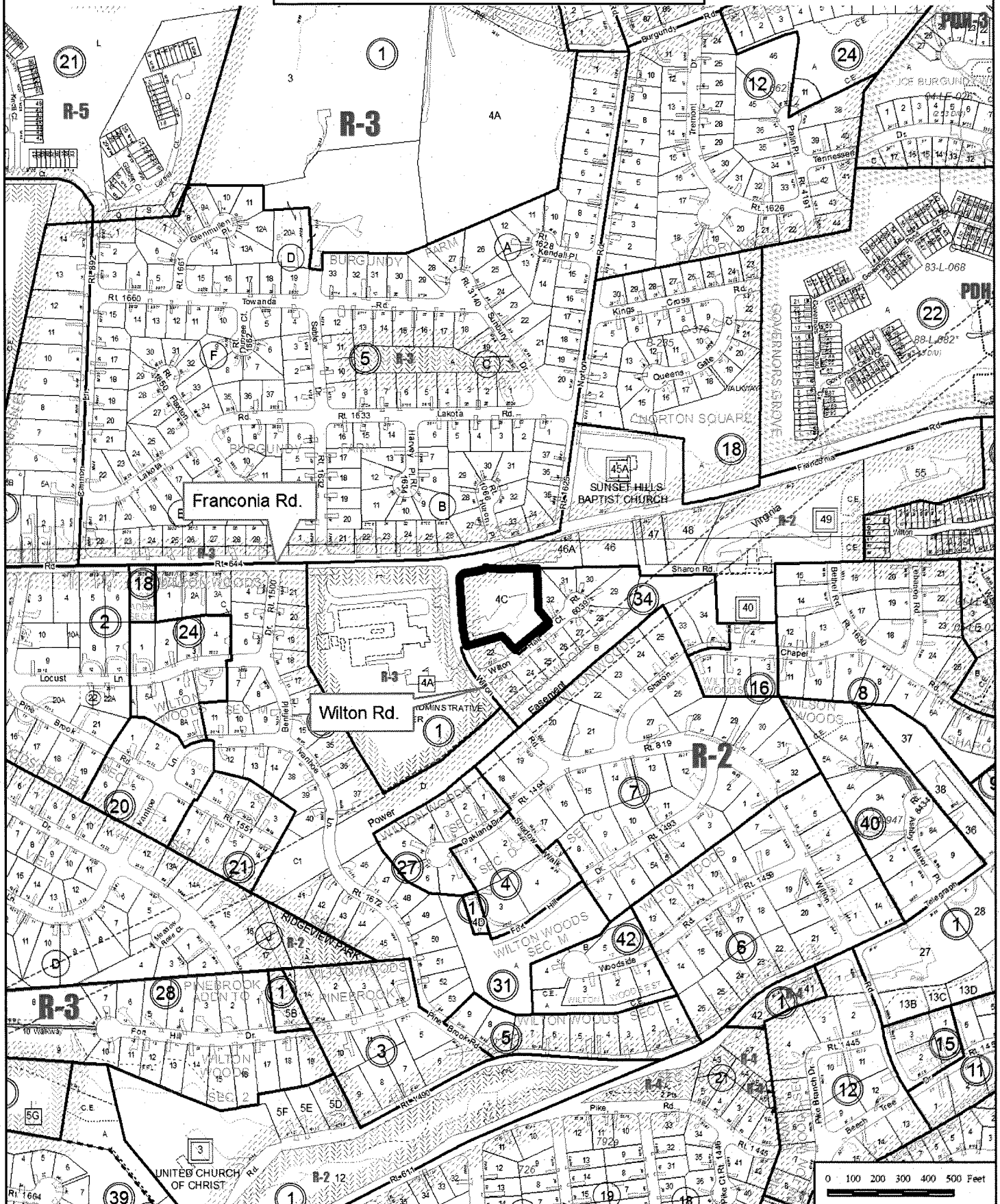
TRUSTEES OF THE LIGHTHOUSE BAPTIST CHURCH



Special Permit Amendment

SPA 2004-LE-053

TRUSTEES OF THE Lighthouse BAPTIST CHURCH



PRIVATE SCHOOL

CHURCH USE

[illegible][illegible]

UPPER SECTION 11-17, SUBSECTION 3 (CHURCH, CHAPEL, SYNAGOGUE OR OTHER SUCH PLACE OF WORSHIP:

REQUIRED PARKING SPOTS: 120

PROVIDED PARKING SPOTS (POST CONSTRUCTION): 75
PERCENTAGE MET: 62.5%

REQUEST TO WAIVE PARKING SPOTS: 45
PERCENTAGE REQUEST TO WAIVE: 37.5%

JUSTIFICATION: LIGHT HOUSE BAPTIST CHURCH IS LOCATED APPROXIMATELY FIFTY (50') FEET FROM LANDS OWNED BY FAIREX COUNTY SCHOOL BOARD. THIS PROPERTY (FORMERLY WILTON WOODS ELEMENTARY SCHOOL) HAS PARKING IN EXCESS OF REQUESTED WAIVER.

SOURCE: FAIRFAX COUNTY 2011 OFFICIAL SOILS MAP

HOUSE TEMPLATE

[illegible]

BUILDING HEIGHT

Figure 1 is a detailed site plan of the 1950s-era site. The plan shows a large rectangular building with dimensions 73.0' by 41.5'. To the right of the building is a smaller structure labeled 'Elevators' with dimensions 17'-00" by 16'-00" and a note '(w/ lobby)'. The site is bounded by a street on the left and a street on the right. The plan includes numerous numbered points (1-27) and a scale bar indicating 1" = 30'. A north arrow is located in the upper right corner.

PRE CONSTRUCTION
AVERAGE GRADE TABLE

NUMBER	ELEVATION	NUMBER	ELEVATION
1	195.00	16	192.10
2	195.78	17	191.84
3	195.72	18	191.23
4	195.00	19	191.00
5	194.50	20	190.90
6	194.50	21	190.90
7	193.20	22	190.20
8	193.80	23	190.80
9	195.90	24	190.68
10	195.76	25	190.90
11	194.49	26	191.48
12	194.00	27	191.71
13	193.84	28	193.00
14	192.54	29	195.00
15	192.34		
TOTAL:			5402.80

POST CONSTRUCTION AVERAGE GRADE TABLE

NUMBER	ELEVATION	NUMBER	ELEVATION
1	192.17	18	192.50
2	198.76	17	192.00
3	187.50	16	191.30
4	193.60	19	191.00
5	191.20	20	190.40
6	192.20	21	190.80
7	192.28	22	190.80
8	192.11	23	190.90
9	195.70	24	190.86
10	195.35	25	190.90
11	194.50	26	191.48
12	192.50	27	192.00
13	192.50	28	193.55
14	193.00	29	195.00
15	192.50		
TOTAL:			5519.89

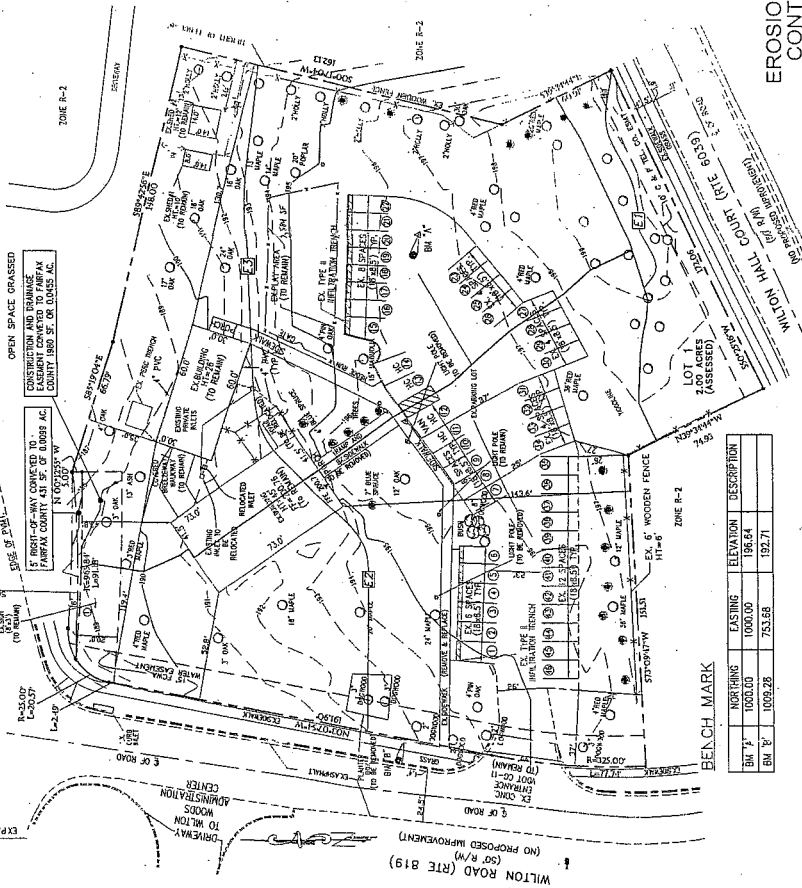
MIDPOINT ELEVATION / BUILDING HEIGHT:
 $200.78 + 31.72' = 232.48$ MIDPOINT ELEVATION
 MIDPOINT ELEVATION = 232.48
 MIDPOINT ELEVATION) - (AVERAGE GRADE) = BUILDING HEIGHT
 $232.48 - 193.37' = 39.11'$ BUILDING HEIGHT = 39.11' MAX ALLOWED

IN MY OPINION, THE OVERALL HEIGHT AS CROSS-REFERENCED WITH THE OVERALL GRADE IS IN CONFORMANCE WITH LETTER TO INDUSTRY 06-13 AND THE ZONING ORDINANCE, ALL TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

EXISTING SITE CONDITIONS AND DRAINAGE DIVIDES

PHASE I EROSION AND SEDIMENT CONTROL PLAN

FRANCONIA ROAD (RTE 644)
(NAME WITH R/W)
(NO PROPOSED IMPROVEMENT)



EROSION AND SEDIMENT CONTROL LEGEND

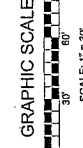
- PROPOSED CONTOURS
- LIMITS OF CONSTRUCTION
- TREE PROTECTION FENCE
- PROPOSED GRADE SHOT
- INLET PROTECTION
- SILT FENCE (VECH 3.06)
- CONSTRUCTION ENTRANCE (VECH 3.02)
- TEMPORARY SEEDING (VECH 3.31)
- PERMANENT SEEDING (VECH 3.32)

E1 = 0.14681 ACRES
 IMPERVIOUS AREA = 0.02000 AC
 OPEN SPACE = 0.12681 AC
 C1 = 0.02000 AC
 2 YEAR STORM = 0.02000 AC
 10 YEAR STORM = 0.02000 AC

E2 = 0.91543 ACRES
 IMPERVIOUS AREA = 0.33236 AC
 OPEN SPACE = 0.58307 AC
 C1 = 0.33236 AC
 2 YEAR STORM = 0.33236 AC
 10 YEAR STORM = 0.33236 AC

E3 = 0.93776 ACRES
 IMPERVIOUS AREA = 0.25560 AC
 OPEN SPACE = 0.68216 AC
 C1 = 0.25560 AC
 2 YEAR STORM = 0.25560 AC
 10 YEAR STORM = 0.25560 AC

- EXISTING STREET LIGHT
- EXISTING VEGETATION
- EXISTING CURB AND GUTTER
- EXISTING WOODLINE
- EXISTING TREE
- EXISTING CURB AND GUTTER
- EXISTING STREET LIGHT
- EXISTING VEGETATION
- EXISTING CURB AND GUTTER
- EXISTING WOODLINE
- EXISTING TREE
- EXISTING CURB AND GUTTER



SPECIAL PERMIT PLAT

E1 = 0.14681 ACRES
 IMPERVIOUS AREA = 0.02000 AC
 OPEN SPACE = 0.12681 AC
 C1 = 0.02000 AC
 2 YEAR STORM = 0.02000 AC
 10 YEAR STORM = 0.02000 AC

E2 = 0.91543 ACRES
 IMPERVIOUS AREA = 0.33236 AC
 OPEN SPACE = 0.58307 AC
 C1 = 0.33236 AC
 2 YEAR STORM = 0.33236 AC
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E3 = 0.93776 ACRES
 IMPERVIOUS AREA = 0.25560 AC
 OPEN SPACE = 0.68216 AC
 C1 = 0.25560 AC
 2 YEAR STORM = 0.25560 AC
 10 YEAR STORM = 0.25560 AC

SEDIMENT CONTROL SEQUENCE

1. INSTALL CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN (SPEC. 3.05-1 AND 3.02-1).
2. CLEAR AND GRUB THE AREA TO INSTALL SILT FENCE, SILT FENCE MAN. H=16" MAX. H=30"
3. FOLLOWING INSTALLATION OF THE PERIMETER CONTROL, CLEAN THE REMAINDER OF THE SITE (SPEC. 3.05-2)
4. FULL SLOPE SURFACE SHALL BE LEFT IN A ROUGHENED CONDITION TO REDUCE THE SHEET AND FULL EROSION OF THE SLOPES.
5. AFTER CONSTRUCTION OPERATIONS HAVE ENDED AND ALL CONSTRUCTION MATERIALS HAVE BEEN REMOVED, THE PERMANENTLY STABILIZED WITH VEGETATION UPON THE APPROVAL OF THE COUNTY OF FAIRFAX INSPECTOR.

SEEDING/SODDING MAINTENANCE PROGRAM:

ALL TEMPORARY AND PERMANENT SEDIMENT CONTROL MEASURES ARE TO BE MAINTAINED AND MONITORED THROUGHOUT THE CONSTRUCTION PERIOD. SUPERINTENDENT FOR STRUCTURAL DAMAGE, EROSION, OR ANY OTHER UNDESIRABLE CONDITION, ANY DAMAGED STRUCTURES ARE TO BE REPAIRED, REPLACED, OR RECONSTRUCTED. IF NECESSARY, SEEDING SHALL BE REMOVED FROM THE SILT FENCE WHEN THE DEPTH OF THE SEDIMENT MATERIAL REMOVED FROM THE EROSION AND SEDIMENT CONTROL STRUCTURES MAY BE NOT STABLE FOR FULL TEMPORARY SEEDING SHALL CONFORM TO THE STANDARDS OF VESCH SECTION 3.31. PERMANENT SEEDING SHALL CONFORM TO THE STANDARDS OF VESCH SECTION 3.32. DUST CONTROL SHALL CONFORM TO THE STANDARDS OF VESCH SECTION 3.35.

EROSION CONTROL NARRATIVE AND NOTES:

PROJECT DESCRIPTION:
THIS PLAN PROPOSES THE CONSTRUCTION OF AN ADDITION ON AN EXISTING CHURCH AND PARSONAGE. THE PROPOSED ADDITION WILL BE LOCATED ON THE EXISTING EXPANDED PARKING LOT. THE TOTAL AREA TO BE DISTURBED IS 5,323 SQ. FT. ± 1.74 AC.

EXISTING SITE CONDITIONS:
THE EXISTING SITE IS A 10-AC. PARSONAGE TO MODERATE SLOPE PAVING NORTHWESTERLY. SITE HAS THREE DRAINAGE DIVIDES AS SHOWN. VEGETATED AREAS OUTSIDE OF THE LIMITS OF CLEARING AND GRADING ARE TO BE PRESERVED.

ADJACENT AREAS:
THE EXISTING SINGLE FAMILY DWELLINGS TO THE SOUTH AND EAST WITH EXISTING STREET FRONTAGE ALONG THE NORTHERN AND WESTERN SIDE OF THE PROPERTY. SILT FENCE TO BE UTILIZED AS PER SITE CONTROL. NO STREAMS OR SUBJECT LOT'S ADJACENT LOTS. PROPOSED LOT'S LOCATED IN A DRAINAGE BASIN.

OFF-SITE AREA:
THERE WILL BE MINIMAL INCREASE IN RUNOFF CREATED BY THIS PLAN. THERE WILL BE NO OFFSITE LAND DISTURBING ACTIVITIES.

CRITICAL AREAS:
THERE ARE NO CRITICAL AREAS WHICH HAVE POTENTIALLY SERIOUS EROSION PROBLEMS ON THE SITE. CRITICAL AREAS ARE IDENTIFIED AS SHOWN ON THE SITE. EXISTING YARD SLOPES ARE SEPARATE TO MODERATE THROUGHOUT THE SITE. THE PROPERTIES THAT WOULD BE IMPACTED BY SEDIMENT IF NO EROSION AND SEDIMENT CONTROLS ARE PROVIDED WOULD BE THE RIGHT-OF-WAYS OF WILTON ROAD AND FRANCONIA ROAD.

EROSION AND SEDIMENT CONTROL MEASURES:

1. CONTROL OF SEDIMENT SHALL BE ACHIEVED BY INSTALLING:
a. TEMPORARY GRAVEL CONSTRUCTION ENTRANCE PER VA E&C.
b. SILT FENCE MAN. H=16" MAX. H=30" TO PREVENT EROSION AND RUNOFF.
c. SILT FENCE MAN. H=16" MAX. H=30" TO PREVENT EROSION AND RUNOFF.
2. AFTER FLOW OF SEDIMENT LADEN, PERMANENT STABILIZATION UPON COMPLETION OF CONSTRUCTION. PERMANENTLY STABILIZED THE SITE IN ORDER TO PREVENT EROSION AND RUNOFF. PERMANENTLY STABILIZED AREAS SHALL BE STABILIZED AS NOTED UNDER "CRITICAL AREAS".
3. INSTALL INLET PROTECTION ON EXISTING CATCH BASIN LOCATED AT THE INTERSECTION OF WILTON ROAD AND FRANCONIA ROAD.

IMPERVIOUS ACREAGE ANALYSIS

IMPERVIOUS ACREAGE ANALYSIS	PERCENTAGE OF IMPERVIOUS ACREAGE	PERCENTAGE OF IMPERVIOUS ACREAGE	PERCENTAGE OF IMPERVIOUS ACREAGE
SITE AREA IN ACRES	A	2.0000	2.0000
COMPOSITE NATIONAL C FACTOR	C1	0.51	0.51
FRACTIONAL IMPERVIOUSNESS	H1	12	0.530
TOTAL IMPERVIOUS ACRES	AH1	0.94	1.06
INCREASE IN IMPERVIOUS ACRES	(AH1)-(A1)	0.09	

FAIRFAX COUNTY PROPERTY RATING FORM FOR EROSION & SEDIMENT CONTROL

PROJECT NAME: LIGHT HOUSE BAPTIST CHURCH PROJECT NUMBER: 12-07-11
TAX MAP: 82-4-0000C EVALUATOR: DATE: 12-07-11

A. Percentage of Disturbed Area to Total Site Area
 1. > 60% ☐ 1
 2. 30% to 60% ☐ 2
 3. 10 to 30% ☐ 3
 4. 1 to 10% ☐ 4
 5. 0 to 1% ☐ 5
 If the disturbed area is greater than 10 acres, the project is initially rated a high priority.

B. Wetlands Crossing
 1. Yes ☐ 1
 2. No ☐ 2

C. Distance of Disturbed Area to Watershed Adjacent
 1. < 50 feet ☐ 1
 2. 50 to 100 feet ☐ 2
 3. 100 to 200 feet ☐ 3
 4. > 200 feet ☐ 4

D. Distance of Lot Frontage of the Disturbed Area to a Natural Watercourse
 1. < 50 feet ☐ 1
 2. 50 to 100 feet ☐ 2
 3. 100 to 200 feet ☐ 3
 4. > 200 feet ☐ 4

E. Wetlands Vegetative Buffer (Trees, Shrubs, Grasses and other plants)
 1. < 50 feet ☐ 1
 2. 50 to 100 feet ☐ 2
 3. 100 to 200 feet ☐ 3
 4. > 200 feet ☐ 4

F. Distance from Wetlands to the Disturbed Area
 1. < 50 feet ☐ 1
 2. 50 to 100 feet ☐ 2
 3. 100 to 200 feet ☐ 3
 4. > 200 feet ☐ 4

G. Critical Slopes Within 50 feet of Adjacent Property
 1. Are there any slopes of 15% or greater than or equal to 300 feet in length, or
 2. Are there any slopes of 15% or greater than or equal to 150 feet in length, or
 3. Are there any slopes greater than 15% and greater than or equal to 100 feet in length?
 1. Yes ☐ 1
 2. No ☐ 2

H. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

I. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

J. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

K. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

L. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

M. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

N. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

O. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

P. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

Q. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

R. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

S. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

T. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

U. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

V. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

W. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

X. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

Y. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

Z. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

AA. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

AB. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

AC. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

AD. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

AE. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

AF. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

AG. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

AH. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

AI. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

AJ. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

AK. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

AL. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

AM. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

AN. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

AO. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

AP. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

AQ. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

AR. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

AS. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

AT. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

AU. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

AV. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

AW. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

AX. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

AY. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

AZ. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

BA. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

BB. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

BC. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

BD. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

BE. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

BF. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

BG. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

BH. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

BI. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

BJ. Soil Erosion Potential (Soil Type and Slope)
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 3. Low ☐ 3

BK. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

BL. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

BM. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

BN. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

BO. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

BP. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

BQ. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

BR. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

BS. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

BT. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

BU. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

BV. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

BW. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

BX. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

BY. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

BZ. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

CA. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

CB. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

CC. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

CD. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

CE. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

CF. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

CG. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

CH. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

CI. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

CJ. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

CK. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

CL. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

CM. Soil Erosion Potential (Soil Type and Slope)
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 2. Moderate ☐ 2
 3. Low ☐ 3

CN. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

CO. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

CP. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
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CQ. Soil Erosion Potential (Soil Type and Slope)
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 2. Moderate ☐ 2
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CR. Soil Erosion Potential (Soil Type and Slope)
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CY. Soil Erosion Potential (Soil Type and Slope)
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 2. Moderate ☐ 2
 3. Low ☐ 3

CZ. Soil Erosion Potential (Soil Type and Slope)
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 2. Moderate ☐ 2
 3. Low ☐ 3

DA. Soil Erosion Potential (Soil Type and Slope)
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 2. Moderate ☐ 2
 3. Low ☐ 3

DB. Soil Erosion Potential (Soil Type and Slope)
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 2. Moderate ☐ 2
 3. Low ☐ 3

DC. Soil Erosion Potential (Soil Type and Slope)
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 2. Moderate ☐ 2
 3. Low ☐ 3

DD. Soil Erosion Potential (Soil Type and Slope)
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 2. Moderate ☐ 2
 3. Low ☐ 3

DE. Soil Erosion Potential (Soil Type and Slope)
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 2. Moderate ☐ 2
 3. Low ☐ 3

DF. Soil Erosion Potential (Soil Type and Slope)
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 2. Moderate ☐ 2
 3. Low ☐ 3

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 2. Moderate ☐ 2
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DP. Soil Erosion Potential (Soil Type and Slope)
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DQ. Soil Erosion Potential (Soil Type and Slope)
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DR. Soil Erosion Potential (Soil Type and Slope)
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DS. Soil Erosion Potential (Soil Type and Slope)
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DT. Soil Erosion Potential (Soil Type and Slope)
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DU. Soil Erosion Potential (Soil Type and Slope)
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DV. Soil Erosion Potential (Soil Type and Slope)
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DW. Soil Erosion Potential (Soil Type and Slope)
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 3. Low ☐ 3

DX. Soil Erosion Potential (Soil Type and Slope)
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 2. Moderate ☐ 2
 3. Low ☐ 3

DY. Soil Erosion Potential (Soil Type and Slope)
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 2. Moderate ☐ 2
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DZ. Soil Erosion Potential (Soil Type and Slope)
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EA. Soil Erosion Potential (Soil Type and Slope)
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EB. Soil Erosion Potential (Soil Type and Slope)
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 3. Low ☐ 3

EC. Soil Erosion Potential (Soil Type and Slope)
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 2. Moderate ☐ 2
 3. Low ☐ 3

ED. Soil Erosion Potential (Soil Type and Slope)
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 2. Moderate ☐ 2
 3. Low ☐ 3

EE. Soil Erosion Potential (Soil Type and Slope)
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 2. Moderate ☐ 2
 3. Low ☐ 3

EF. Soil Erosion Potential (Soil Type and Slope)
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 2. Moderate ☐ 2
 3. Low ☐ 3

EG. Soil Erosion Potential (Soil Type and Slope)
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 2. Moderate ☐ 2
 3. Low ☐ 3

EH. Soil Erosion Potential (Soil Type and Slope)
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 2. Moderate ☐ 2
 3. Low ☐ 3

EI. Soil Erosion Potential (Soil Type and Slope)
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 2. Moderate ☐ 2
 3. Low ☐ 3

EJ. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

EK. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐ 2
 3. Low ☐ 3

EL. Soil Erosion Potential (Soil Type and Slope)
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 2. Moderate ☐ 2
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EM. Soil Erosion Potential (Soil Type and Slope)
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 3. Low ☐ 3

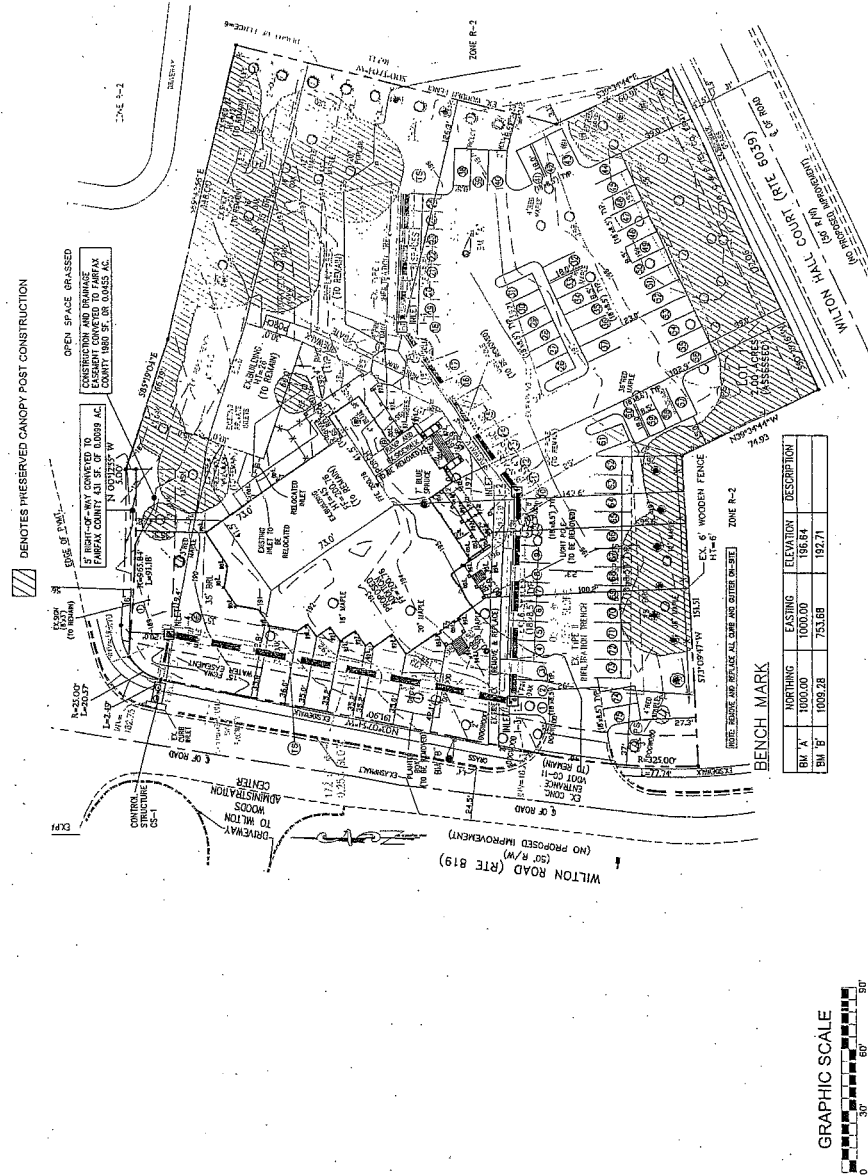
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EO. Soil Erosion Potential (Soil Type and Slope)
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 2. Moderate ☐ 2
 3. Low ☐ 3

EP. Soil Erosion Potential (Soil Type and Slope)
 1. High ☐ 1
 2. Moderate ☐

Table 12.3 Tree Preservation Target Calculations and Statement		
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	32,808 SQ. FT.
B	Percentage of gross site area covered by existing tree canopy =	37.8%
C	Percentage of 10-year tree canopy required for the site (see Table 12.2) =	30%
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	9,872 SQ. FT.
E	Proposed percentage of canopy requirement that will be met through tree preservation =	275.4%
F	Has the Tree Preservation Target minimum been met?	YES
G	ICMO for line F. When a request to deviate from the Tree Preservation Target shall be provided on the plan that sets out one or more of the justifications listed in 12.3.0507.2 along with a narrative that provides the basis for the request. The narrative shall be submitted with the project application. Provide these numbers where deviation request is denied.	
H	How? G results a narrative. It shall be prepared in accordance with 12.3.0507.4	
I	Place this information prior to the 10-year Tree Canopy Calculations as per Instruction 12.3.0507.1	

Table 12.3 Tree Preservation Target Calculations and Statement		
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	32,808 SQ. FT.
B	Percentage of gross site area covered by existing tree canopy =	37.8%
C	Percentage of 10-year tree canopy required for the site (see Table 12.2) =	30%
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	9,872 SQ. FT.
E	Proposed percentage of canopy requirement that will be met through tree preservation =	275.4%
F	Has the Tree Preservation Target minimum been met?	YES
G	ICMO for line F. When a request to deviate from the Tree Preservation Target shall be provided on the plan that sets out one or more of the justifications listed in 12.3.0507.2 along with a narrative that provides the basis for the request. The narrative shall be submitted with the project application. Provide these numbers where deviation request is denied.	
H	How? G results a narrative. It shall be prepared in accordance with 12.3.0507.4	
I	Place this information prior to the 10-year Tree Canopy Calculations as per Instruction 12.3.0507.1	



Project Location and Description:

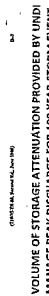
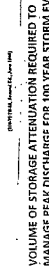
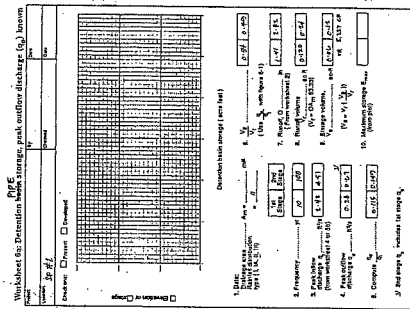
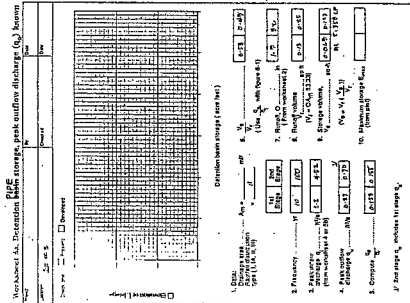
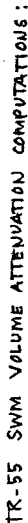
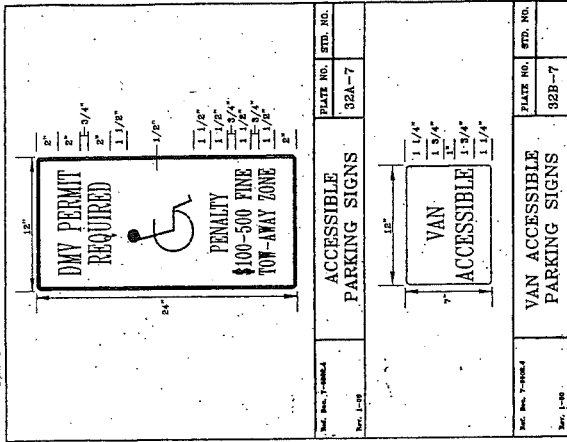
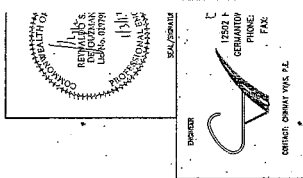
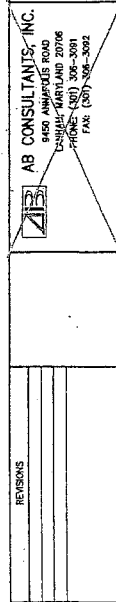
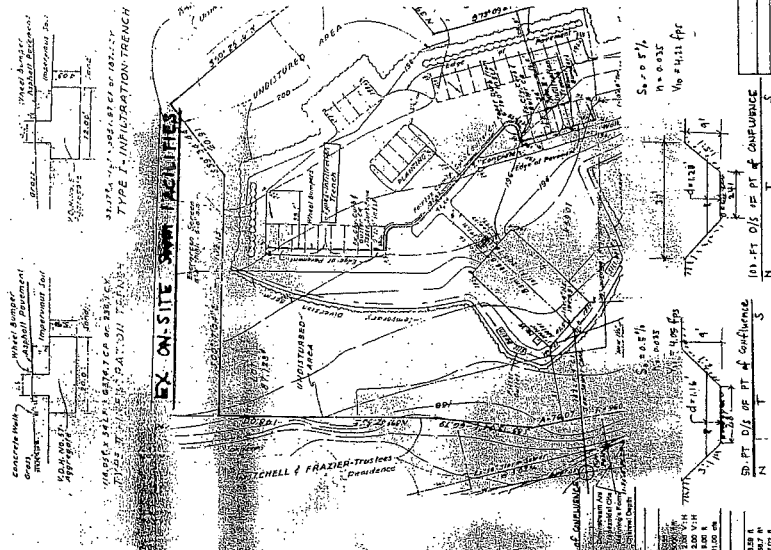
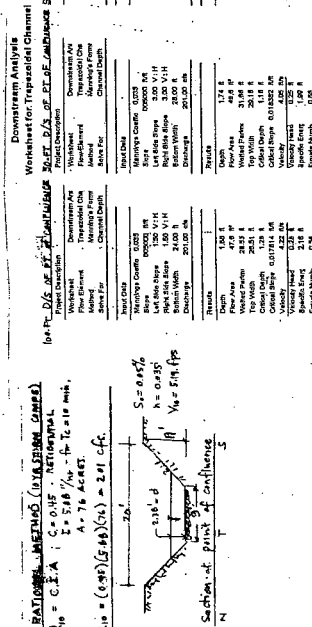
The project site is located at the southeast corner of Franconia Road and Wilton Road. This site is developed as a church. The surrounding areas except the west side of the property are all single family residential houses on an R-2 zone. The property on the west side of the church across Wilton Road is an old school building (used currently as Information Technology Offices of the School Board. The church is proposing to construct 9567 square feet building addition to the existing church building.

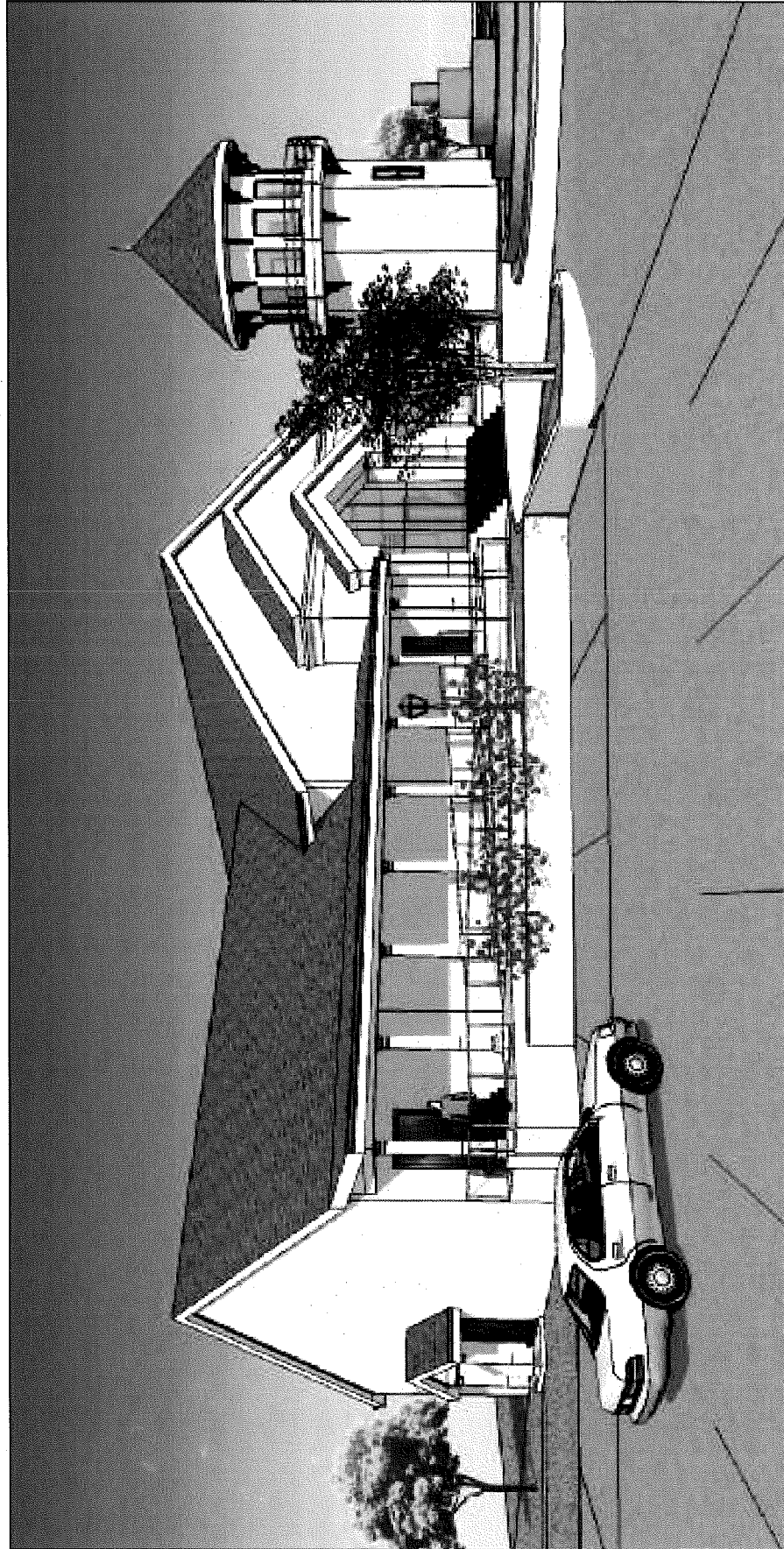
The site was moderately slope towards north to northeast. The existing ground is graded about 4 to 6 feet high above Franconia Road. The northeast corner of the property is well vegetated with mature deciduous trees and thick under brush. The southern part of the property adjacent to Wilton Hall Court is tree covered with no under brush. There is no existing storm drain system on site except for a drainage swale that intercept the runoff from part of the parking lot and the grass areas along the southern part of the property. The westerly parking lot drain towards Wilton Road and eventually intercepted by the existing storm drain system. The site is located at the southeast corner of Wilton Road and Franconia Road. The remaining runoff from the curb inlet located at the southeast corner of the property spreads into the existing beach volleyball court and cascades through the northeastern part of the parking area and cascades through the grass lawn and through the woods.

The storm drainage systems along Franconia Road are combination of curb inlets to intercept the runoff from the road and roadside ditch to convey the other half eastbound section of the westbound half section of the road and roadside ditch to the wooded stream that ultimately outfalls into an existing wet pond. This drainage system eventually discharges into the wooded stream that ultimately outfalls into an existing wet pond. This wet pond was constructed as part of the towhouse development called Governor's Grove. This existing drainage systems and stormwater management pond are within 1260 feet eastward from the church site.

There are percolation trenches along the existing parking lots are recently refurbished and a 12' long x 10' wide x 5' deep was recently constructed to provide water quality treatment for the impervious area generated from the classroom addition. Underground storage perforated pipes are proposed to manage the increase runoff from the proposed building addition. The total volume pipe storage including the gravel voids storage is about 10,600 cubic feet.

There are two sub-drainage areas draining into the existing storm drain inlet located at the northwest corner of Francisco Road and Winton Road intersection. The total drainage area is about 1.85 acres. The outfall of the receiving storm drain is a trapezoidal channel about 840 feet eastward of the church property. This channel initially has a 9 foot bottom, 21 side slope, 11 foot deep and 30 foot top of bank width. At about 50 feet, the channel changes to a 23 foot bottom, 31 side slope, and 9 foot deep. At about 100 feet, this channel changes to a 24 foot bottom, 31 side slope, 9 foot deep and 37 foot wide top of bank. This channel ultimately discharges into the existing wet pond that was built as part of the Governor's Grove wetlands project.





LIGHTHOUSE BAPTIST CHURCH

WILTON RD. COR., FRANCONIA RD.,
FAIRFAX, VIRGINIA

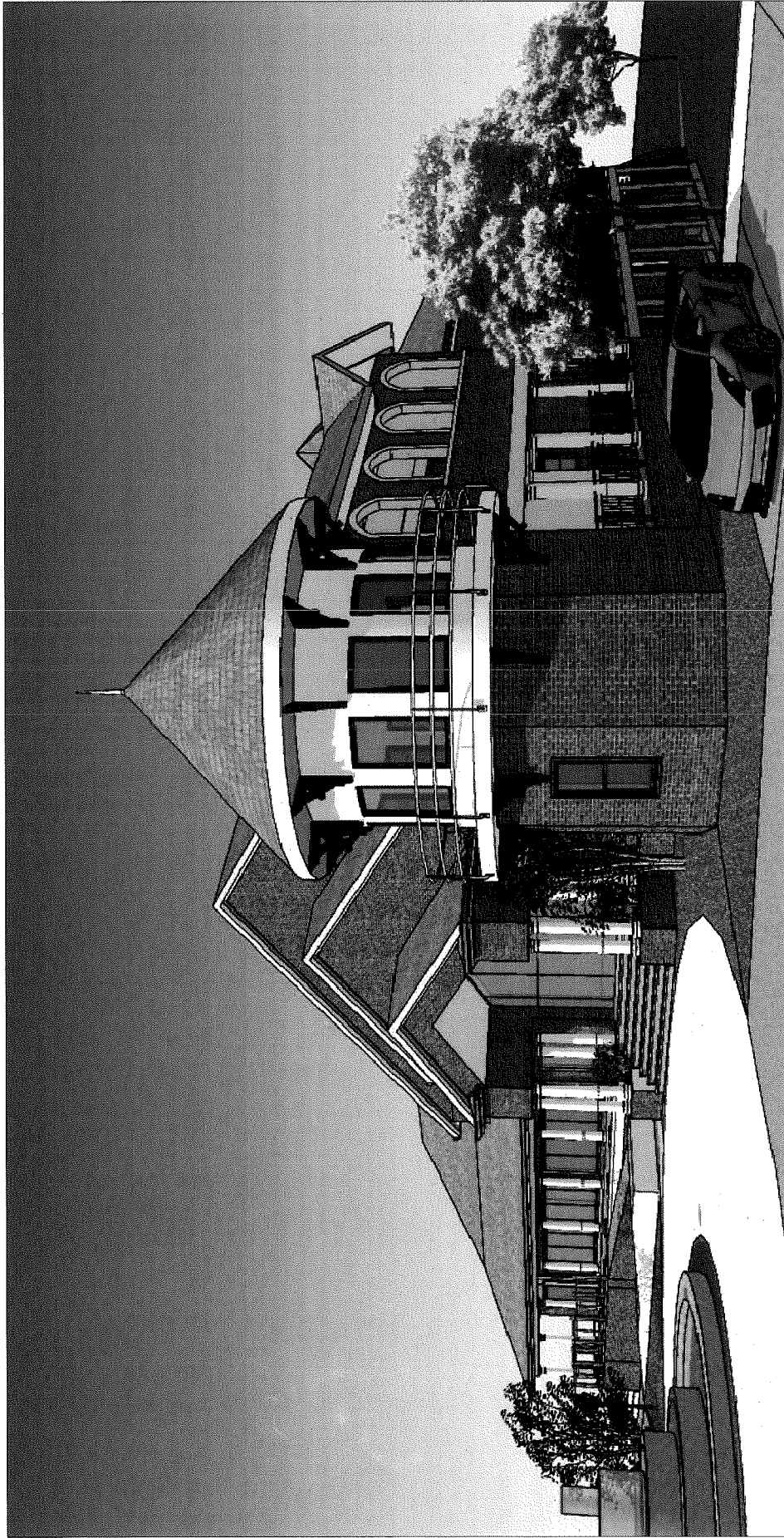
jsm

Tel. Nos.

ARCHITECTS

703 243-0920

703 522-5873 FAX



LIGHTHOUSE BAPTIST CHURCH

WILTON RD. COR., FRANCONIA RD.,
FAIRFAX, VIRGINIA

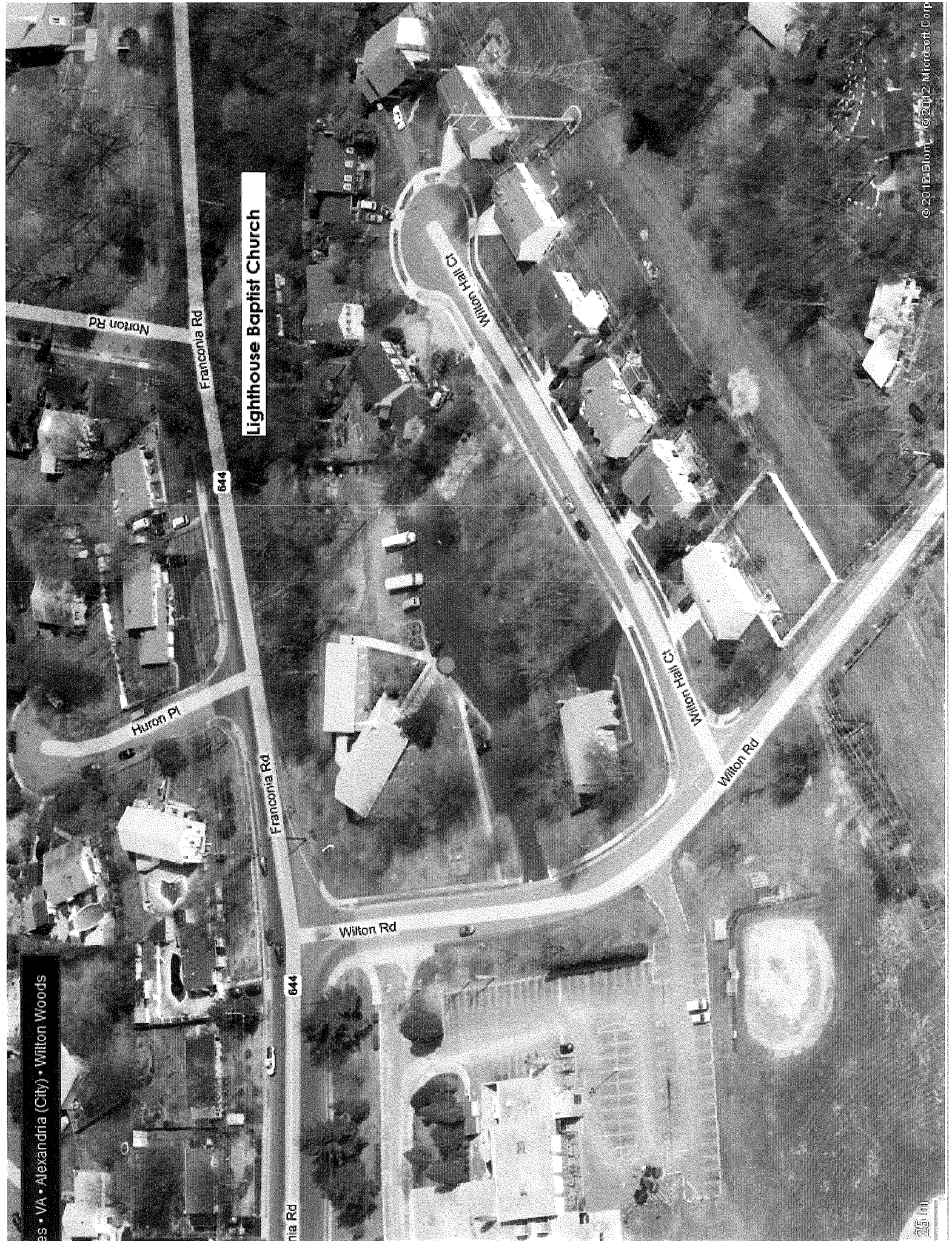
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Tel. Nos.

ARCHITECTS

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703 522-5873 FAX

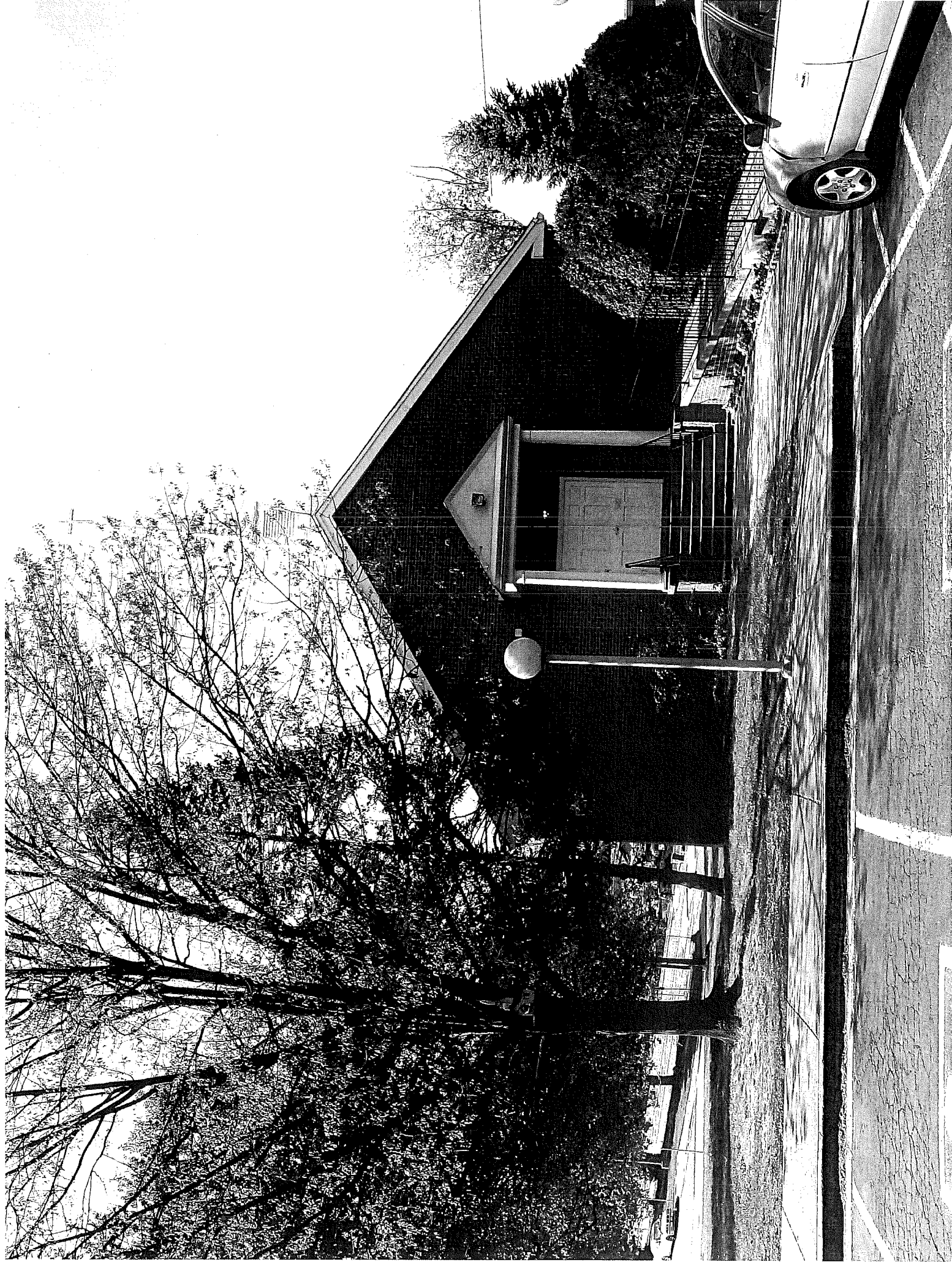


Lighthouse Baptist Church



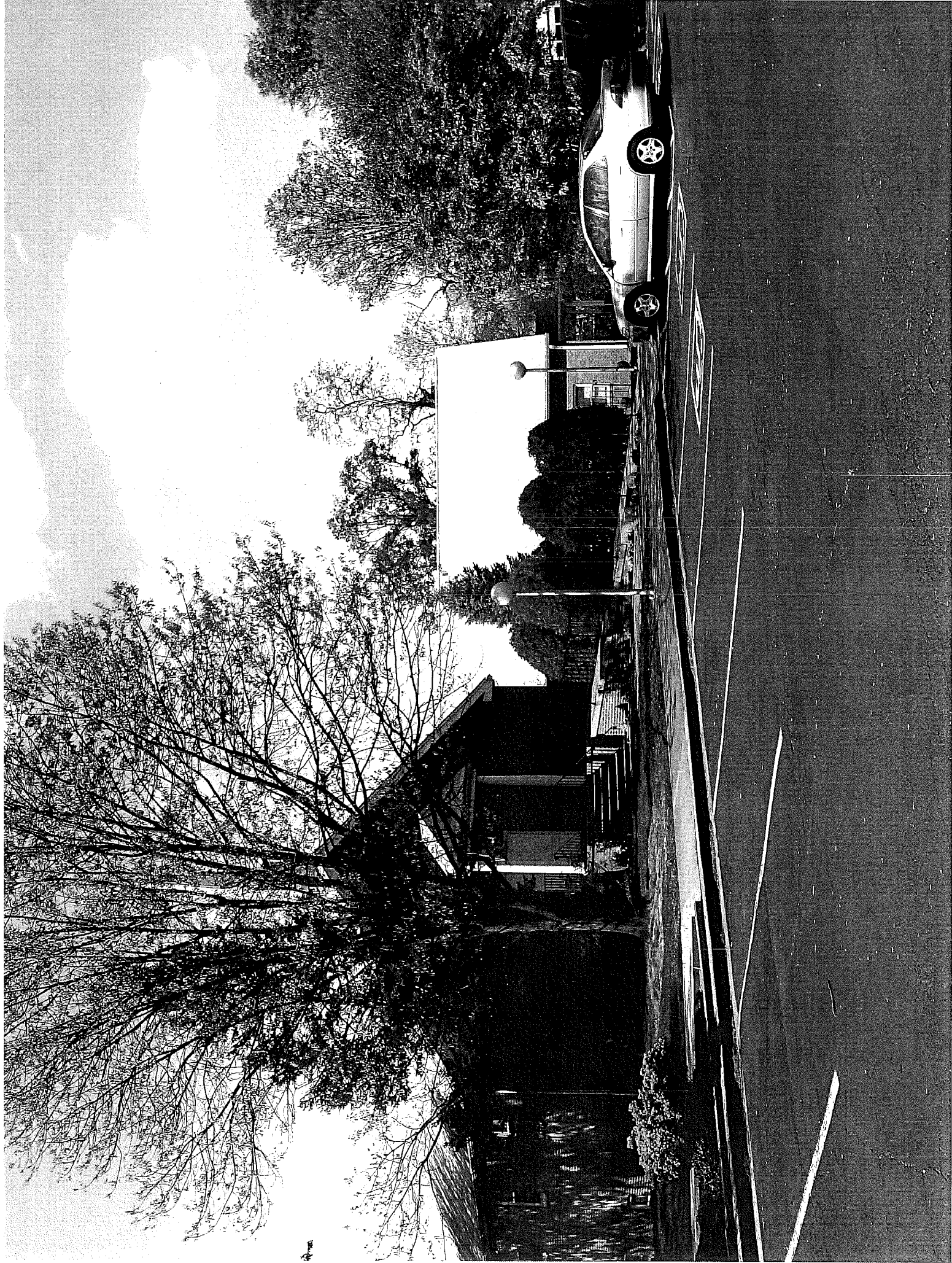
VIEW FROM THE DRIVE

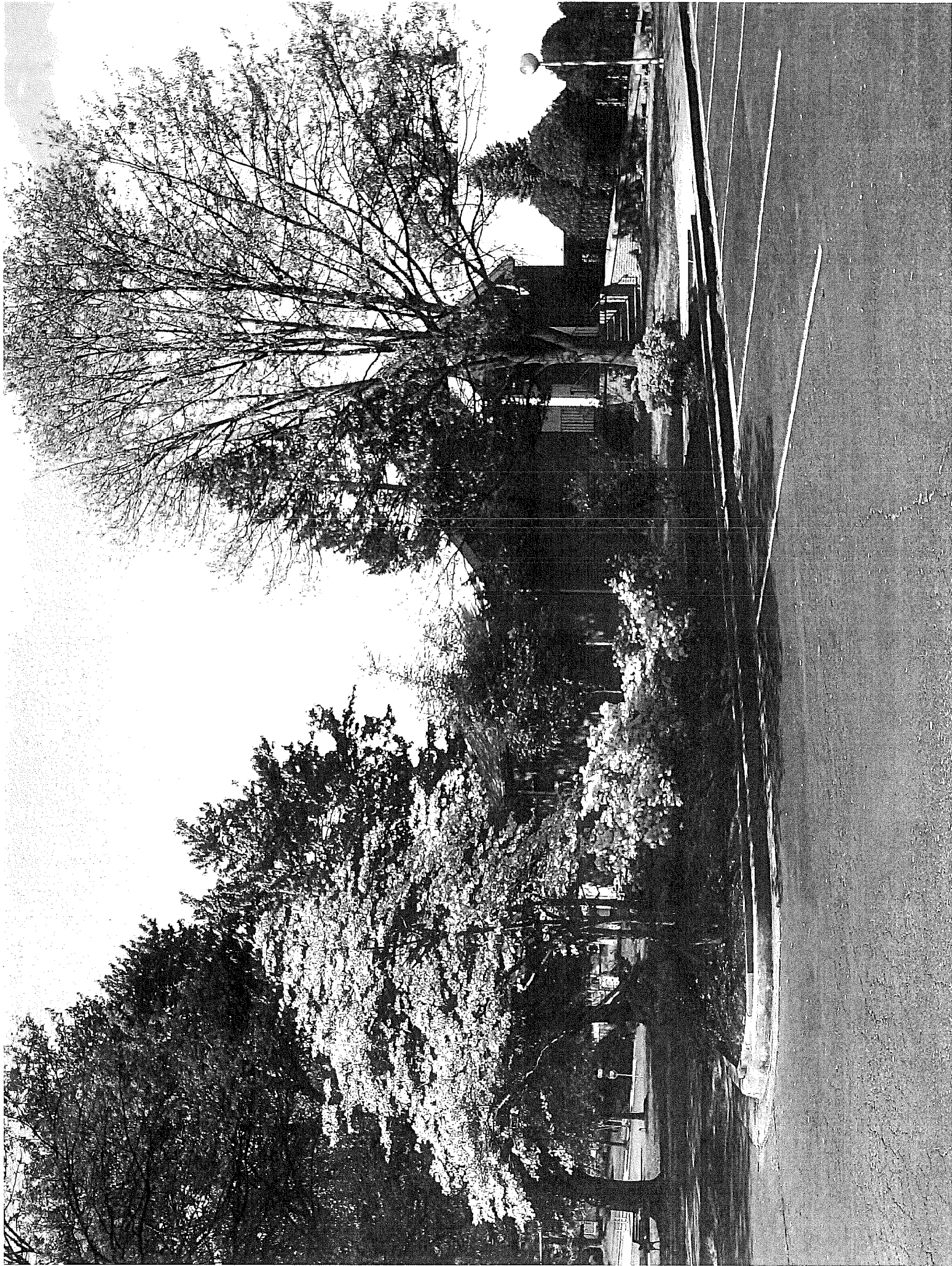




COMMON LINE OF BUSINESS

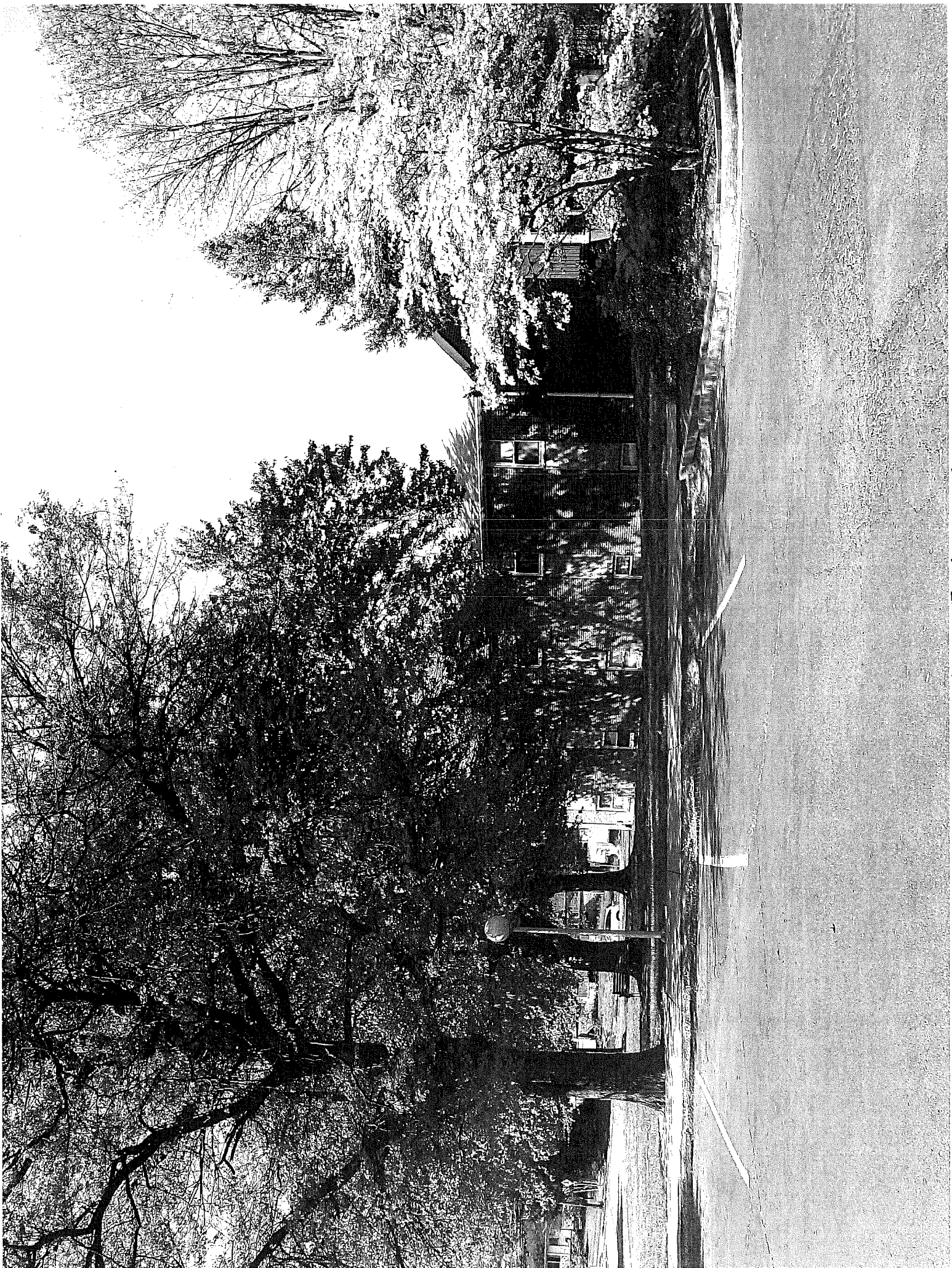
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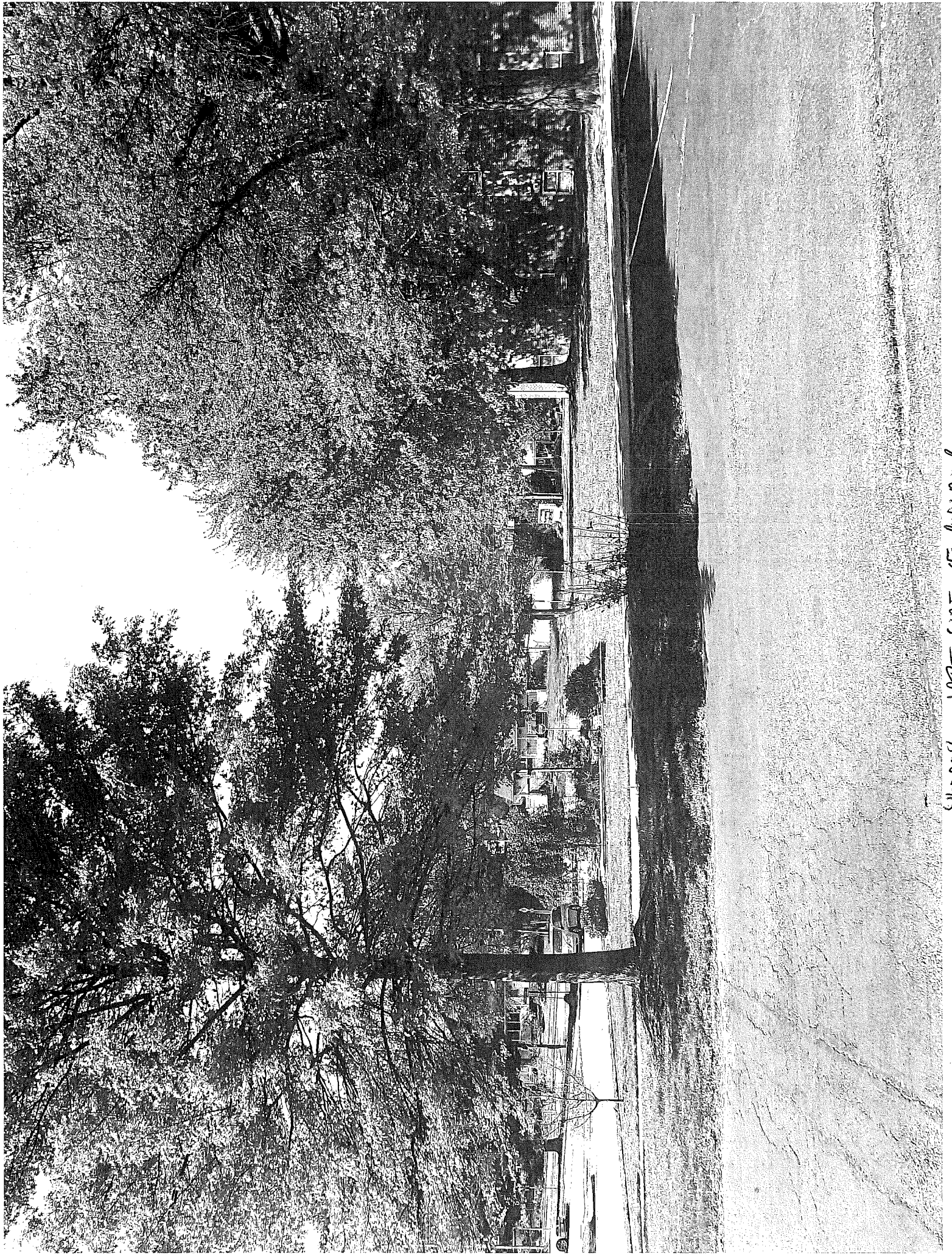
Center line is white, not black

7M07009 2011 JUL 10



SOUTH SIDE OF BOUNDARY





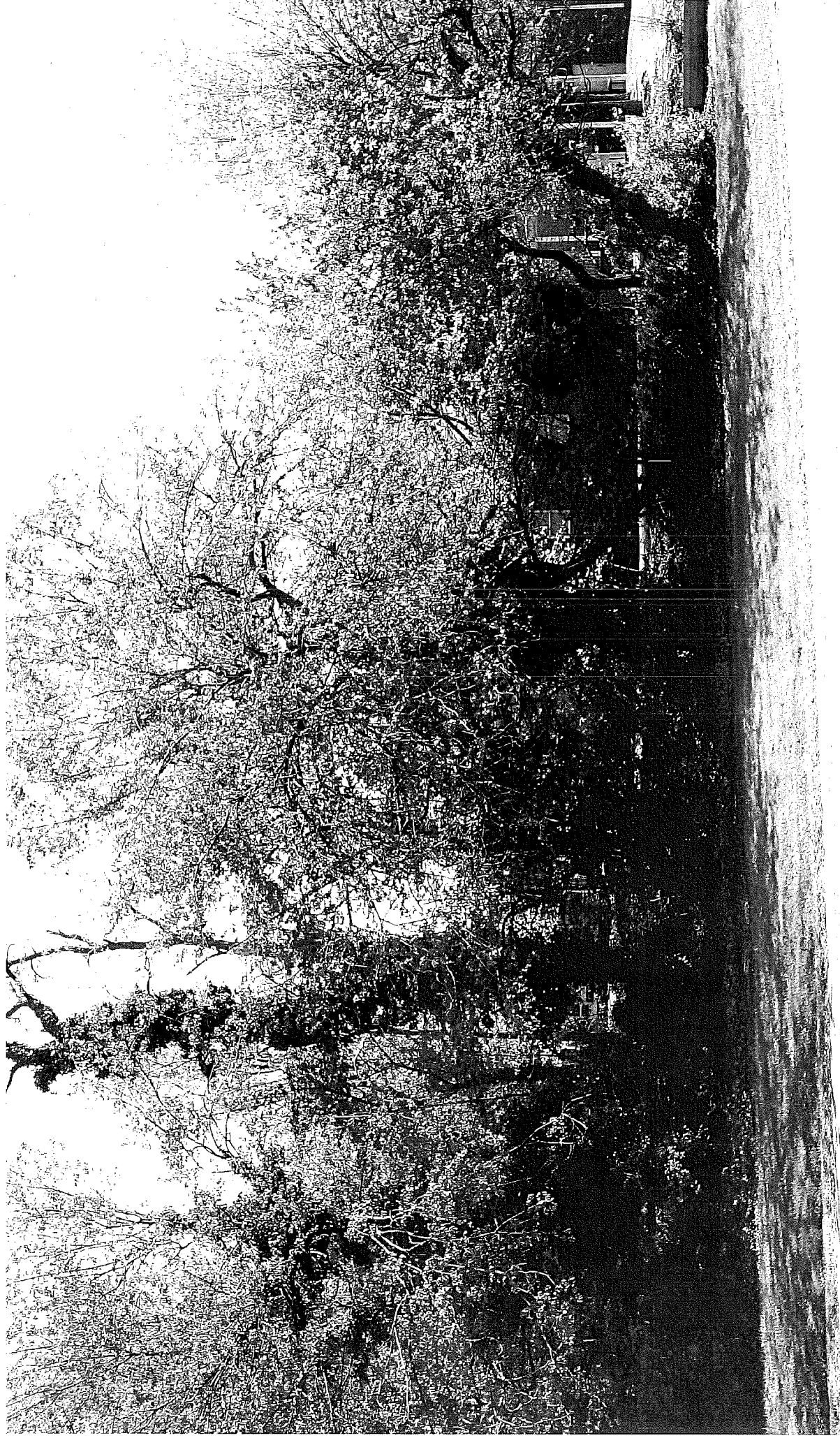
SHANNON. WEST SIDE OF BRIDGEMAN L.



1100 7th Lane

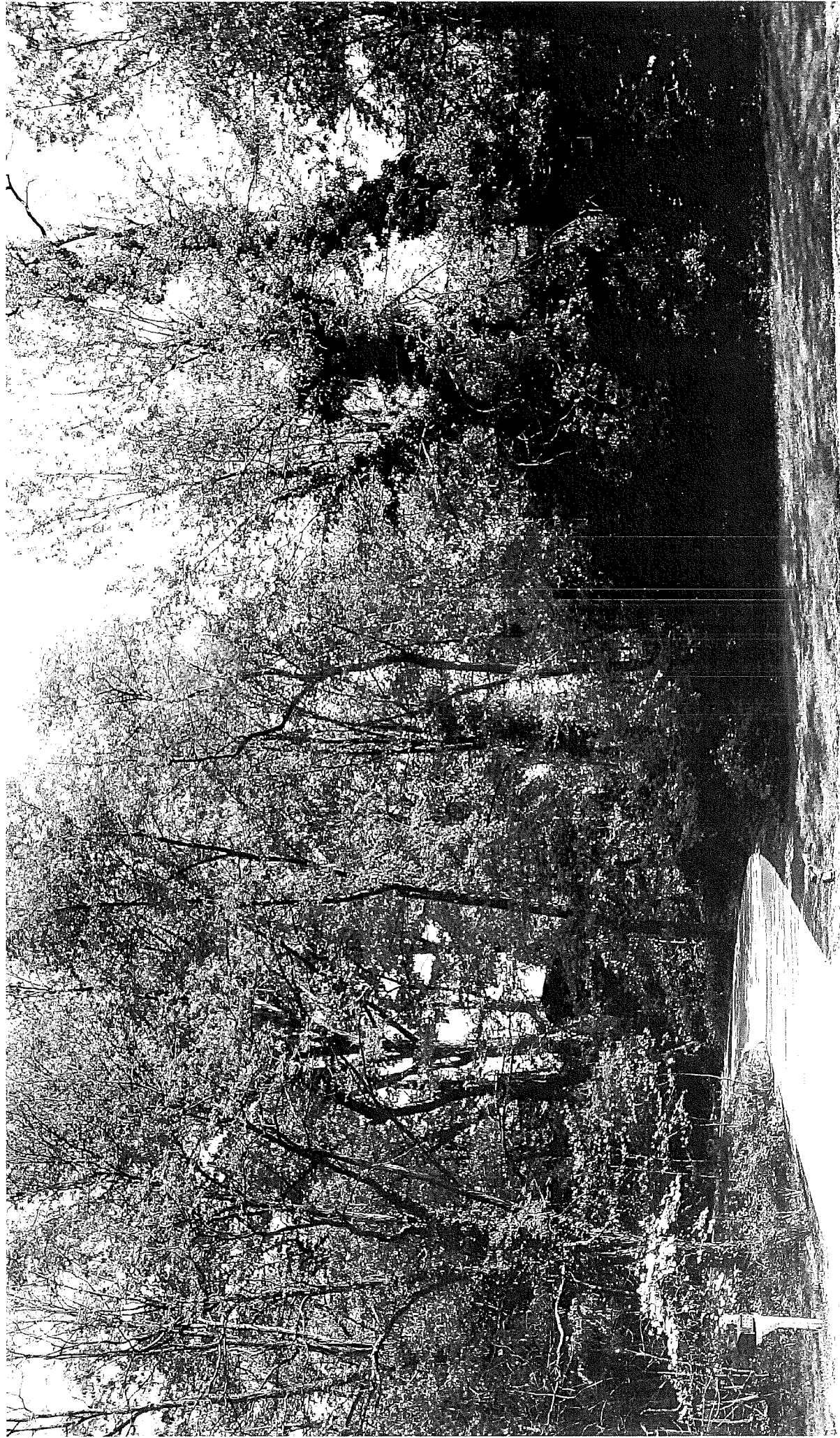


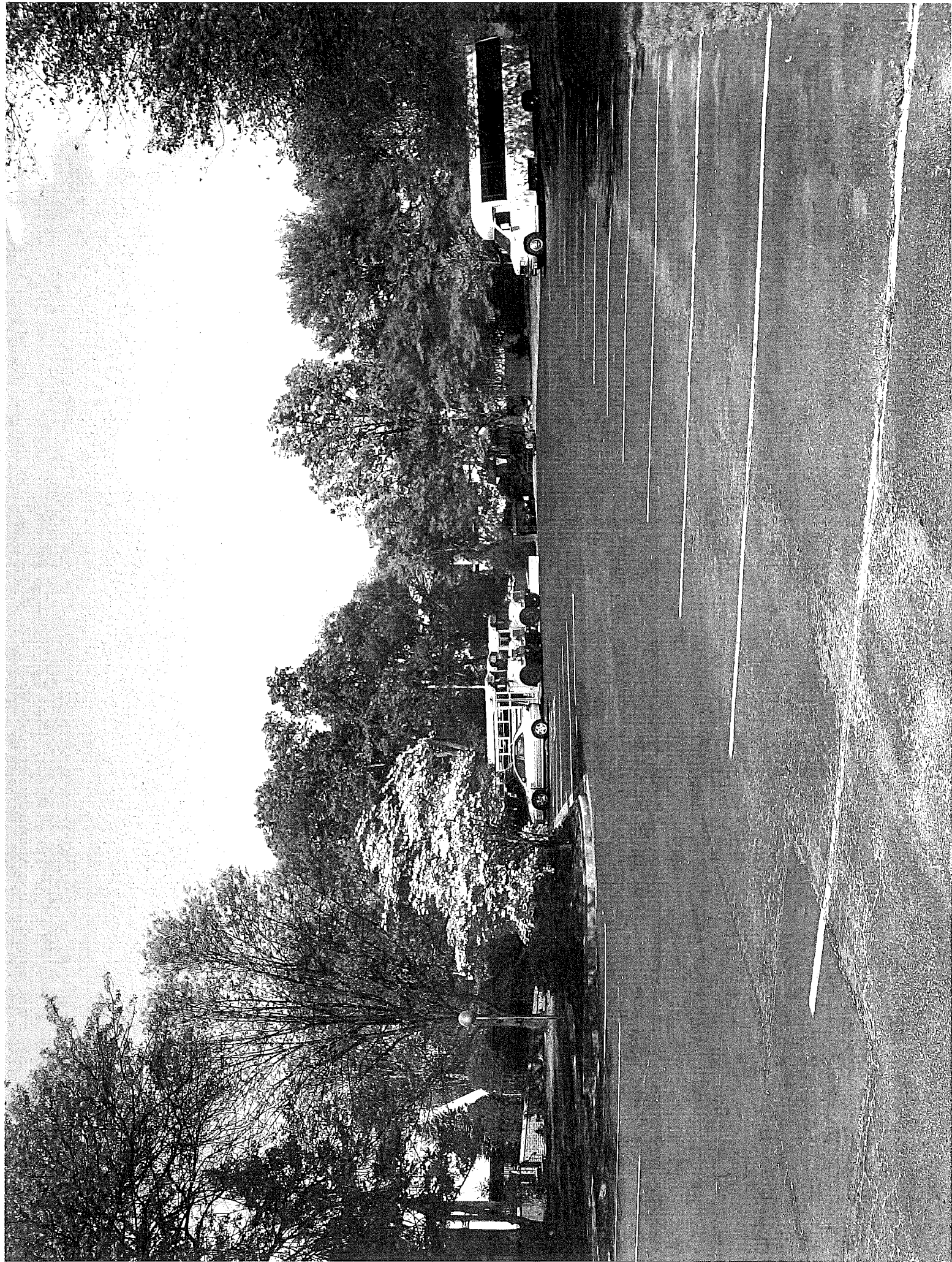
NORTH SIDE





3013 PLAIN





P40 V n 8- 1077



North side of building





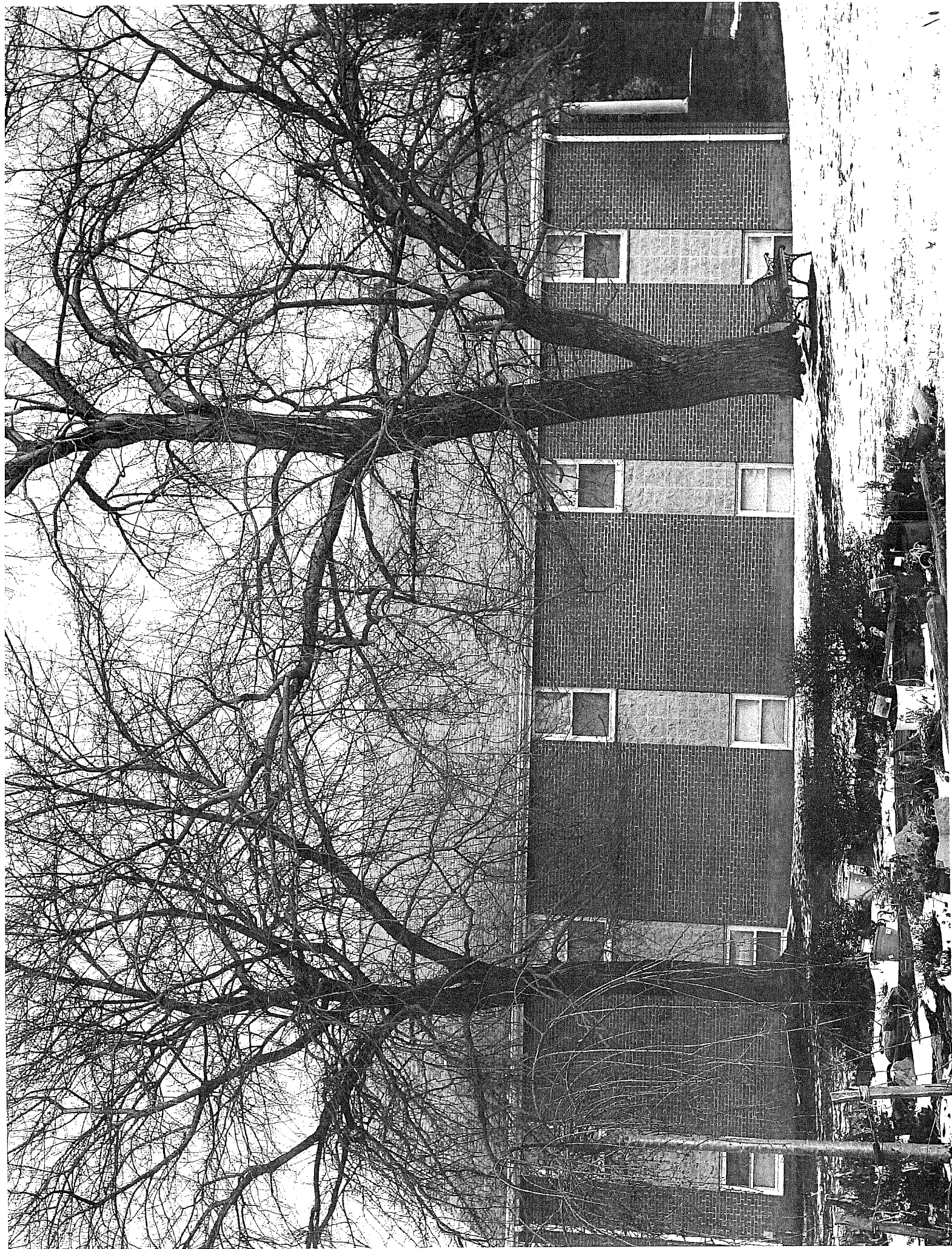
FALL LINE NE BUILDING

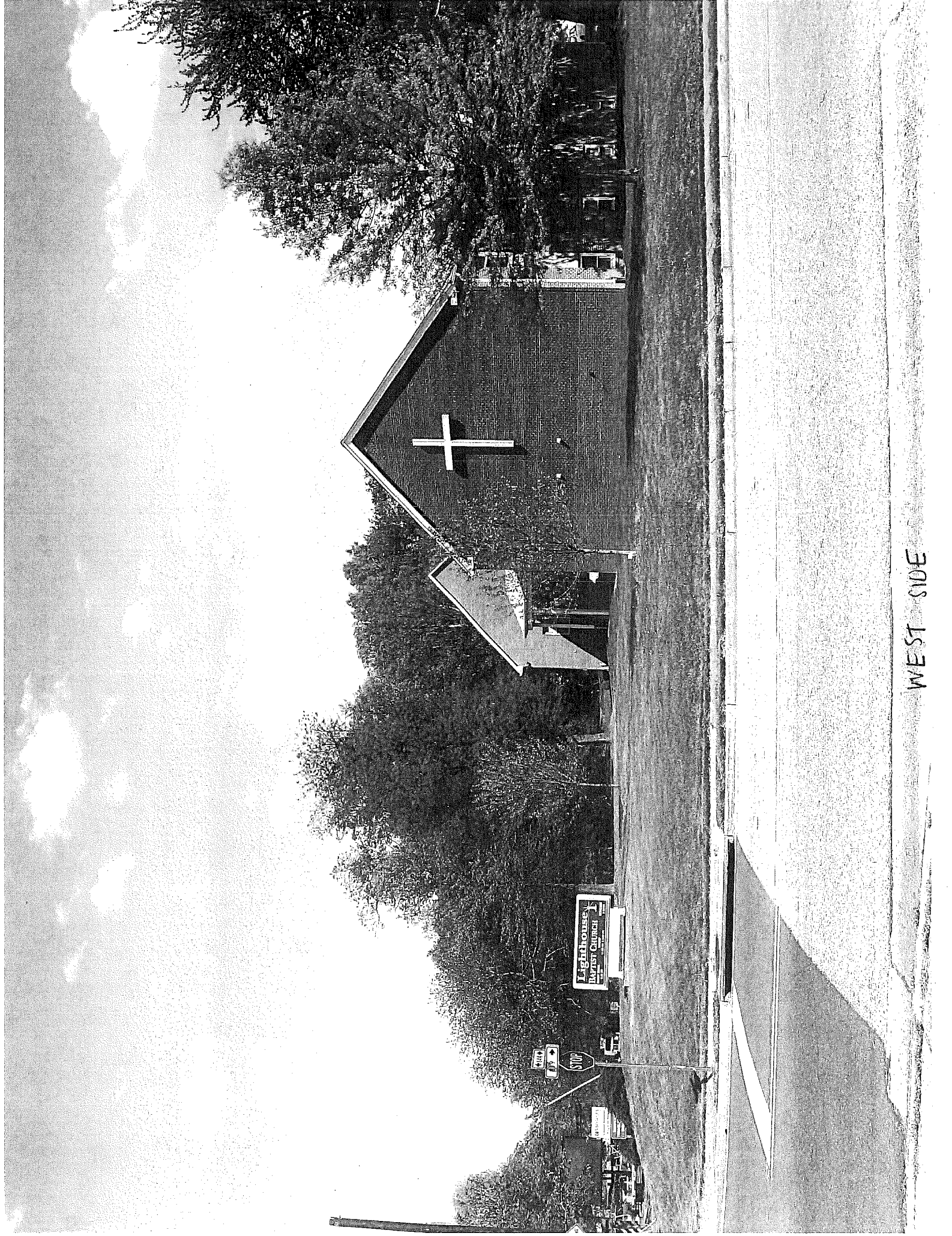


VIEW OF HOUSE

5m 12-6m 15 1F 10m 11m 12m





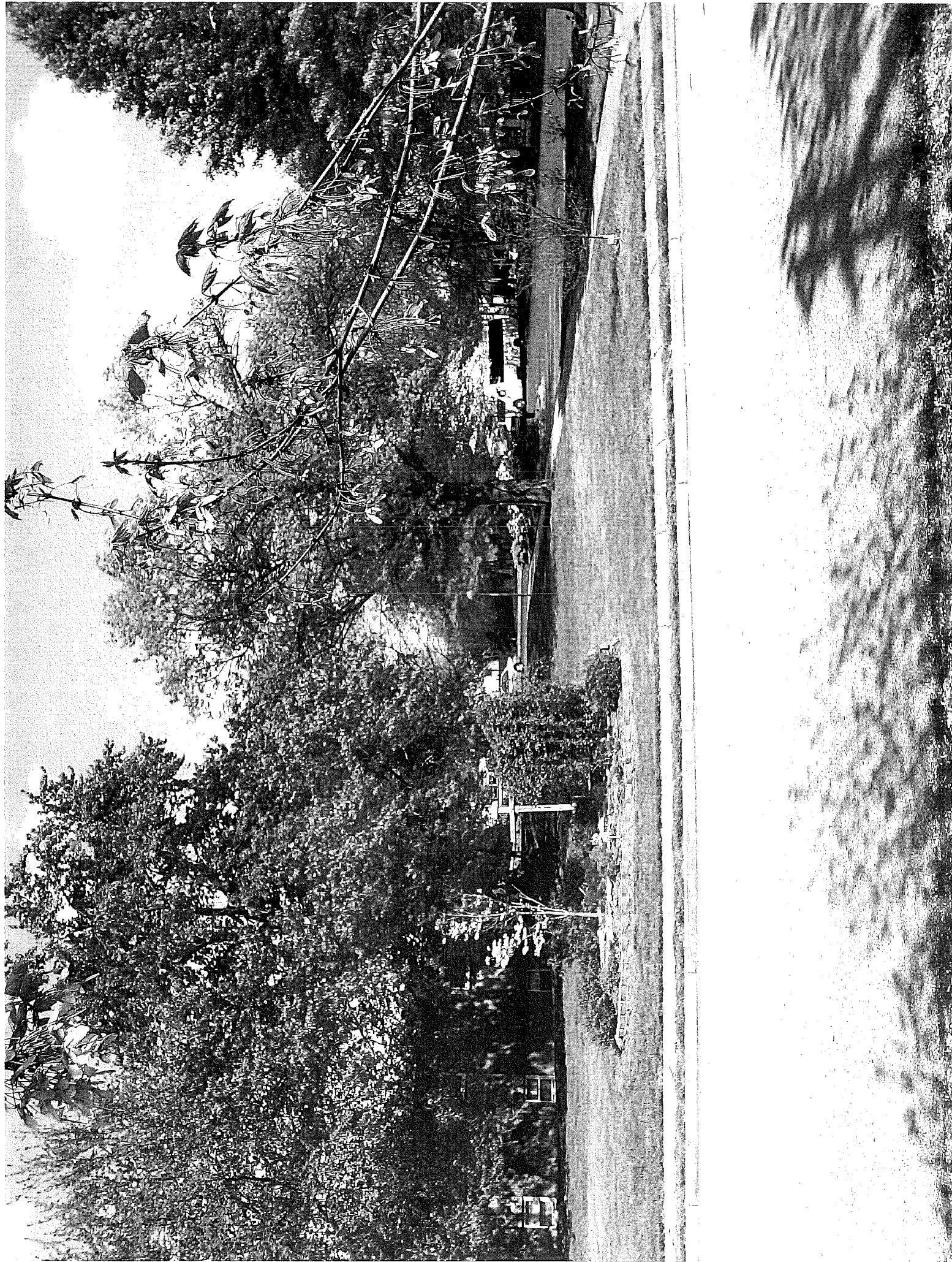


WEST SIDE



WEST SIDE

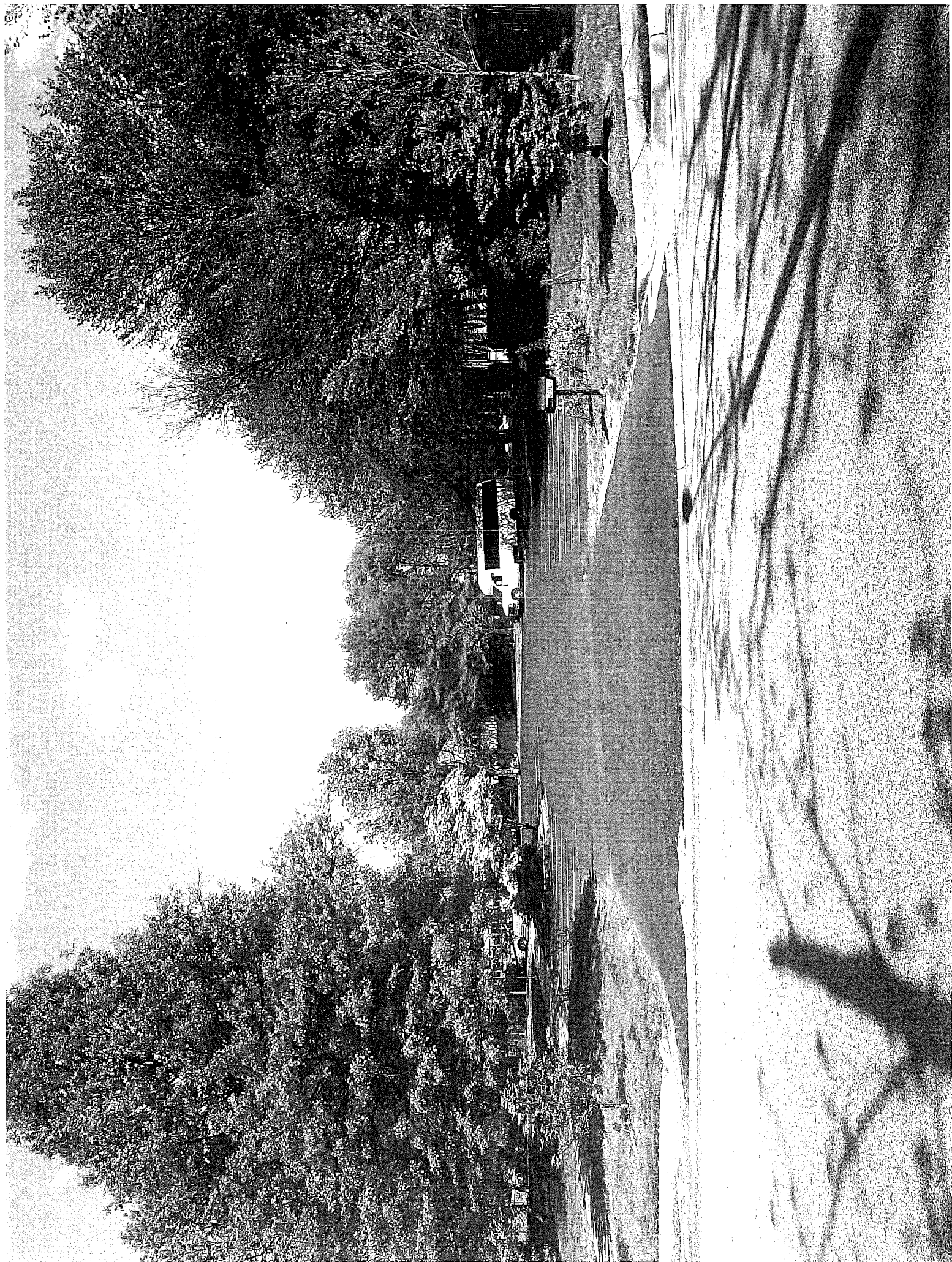
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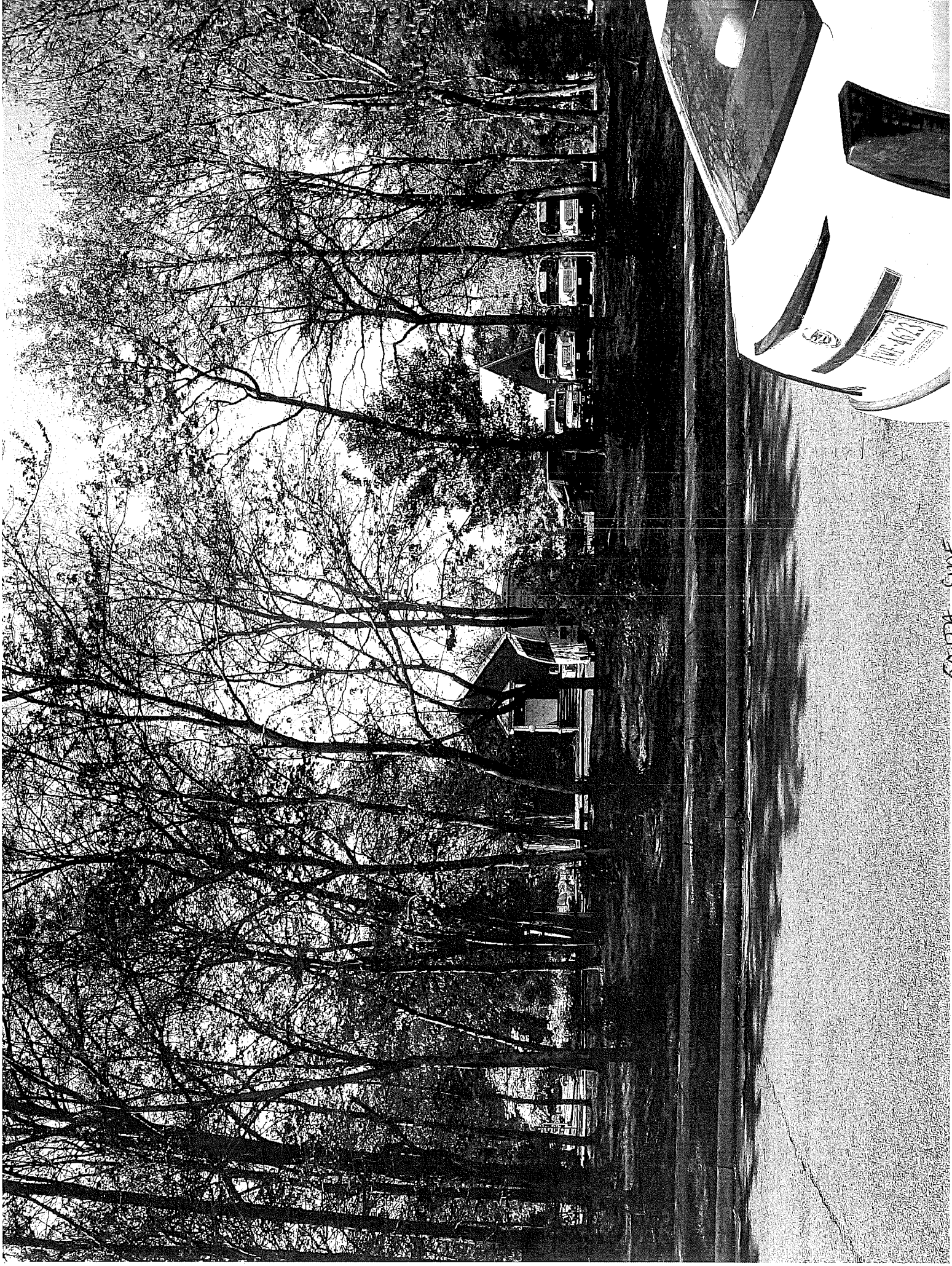
WEST (100)

AUG 12 1964



SOUTH SIDE



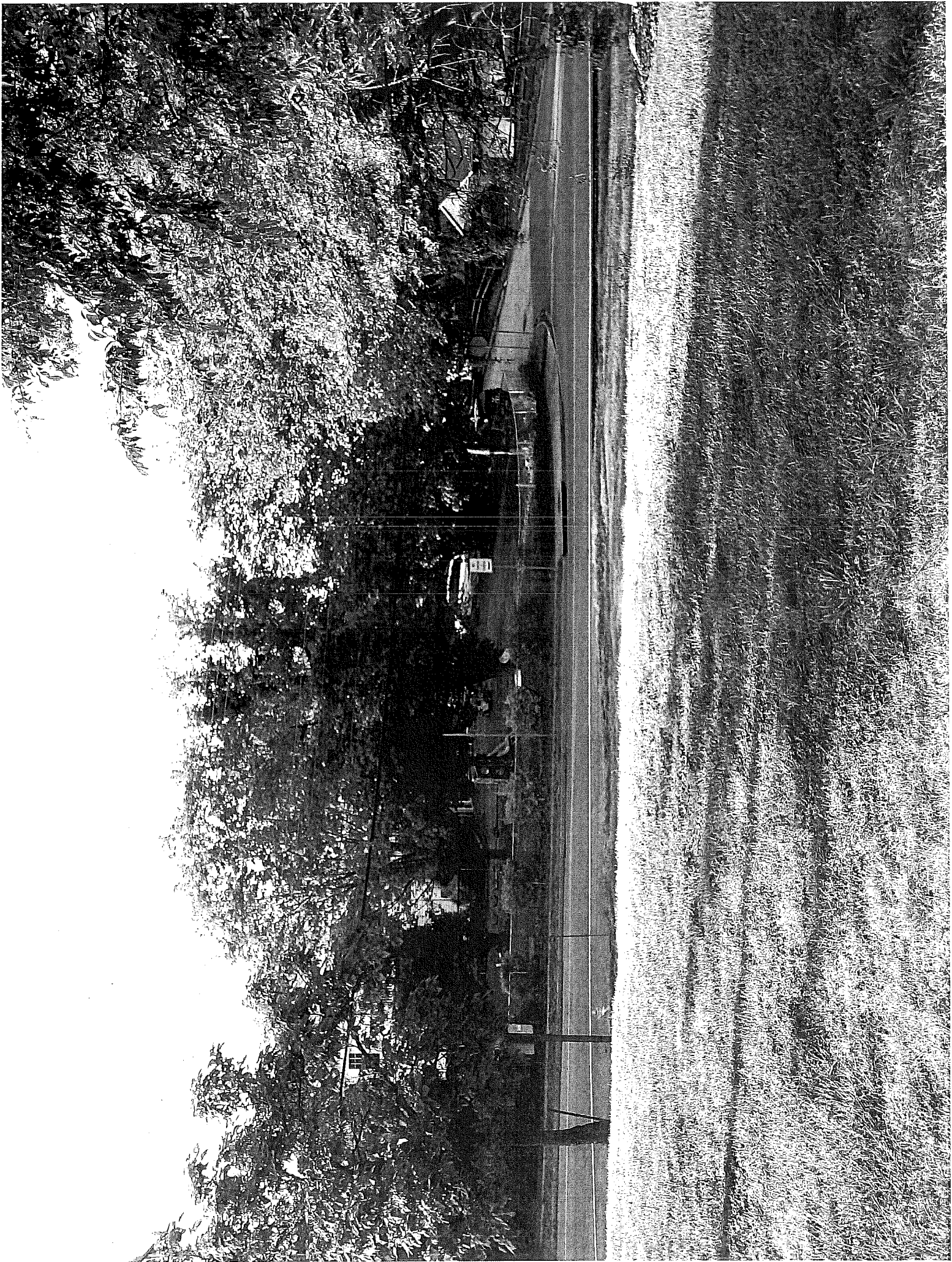


3015 ALAS

2015 4/14











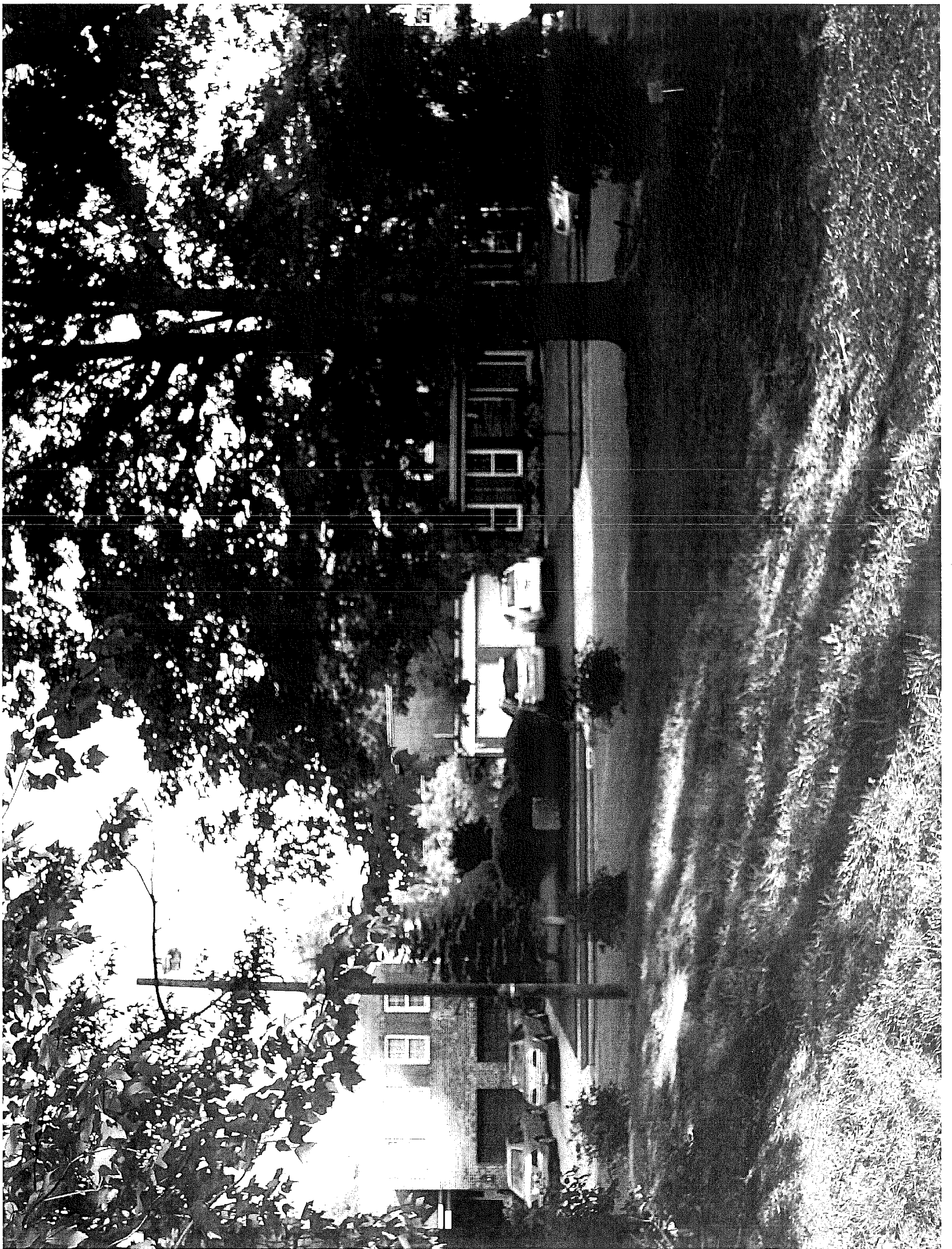






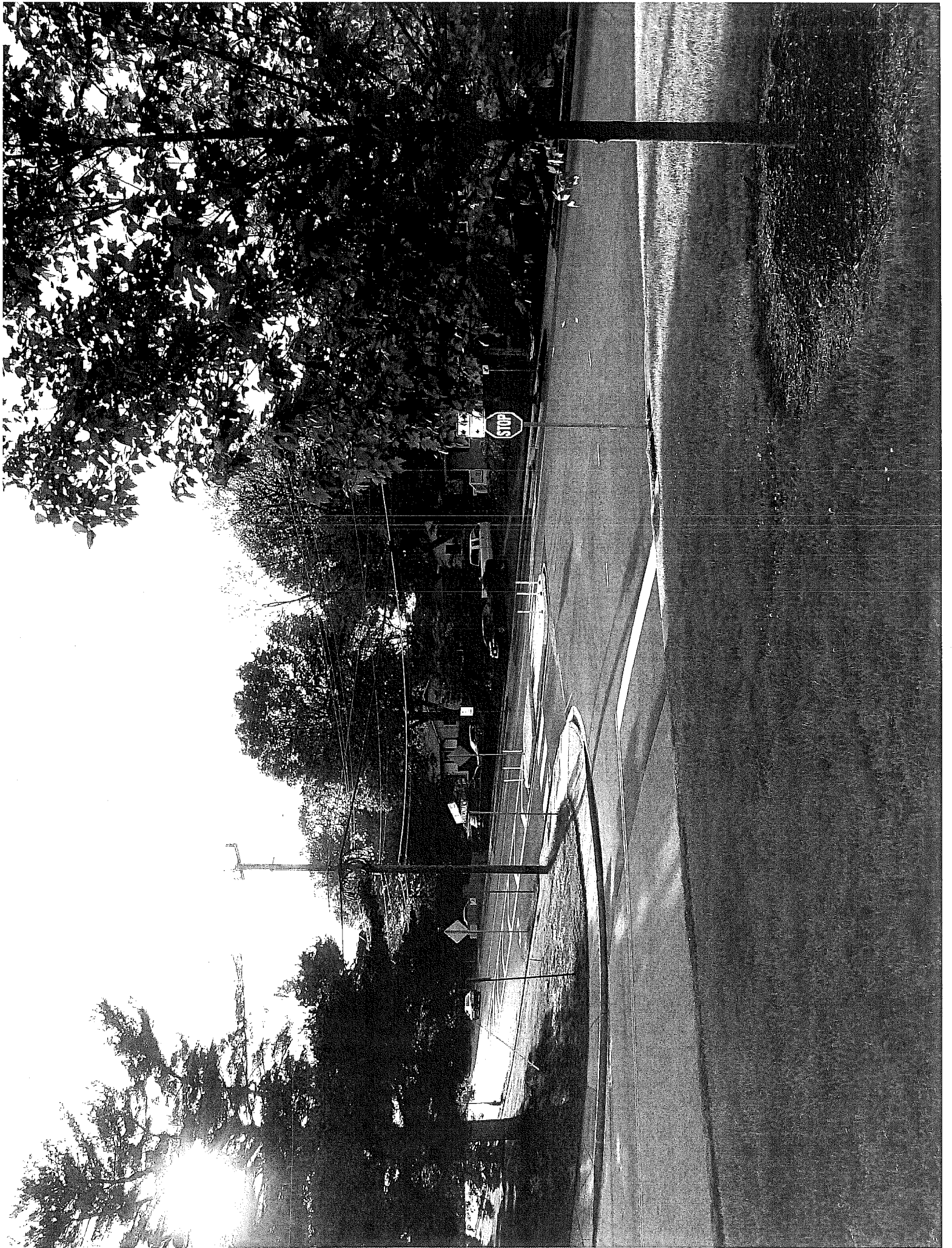


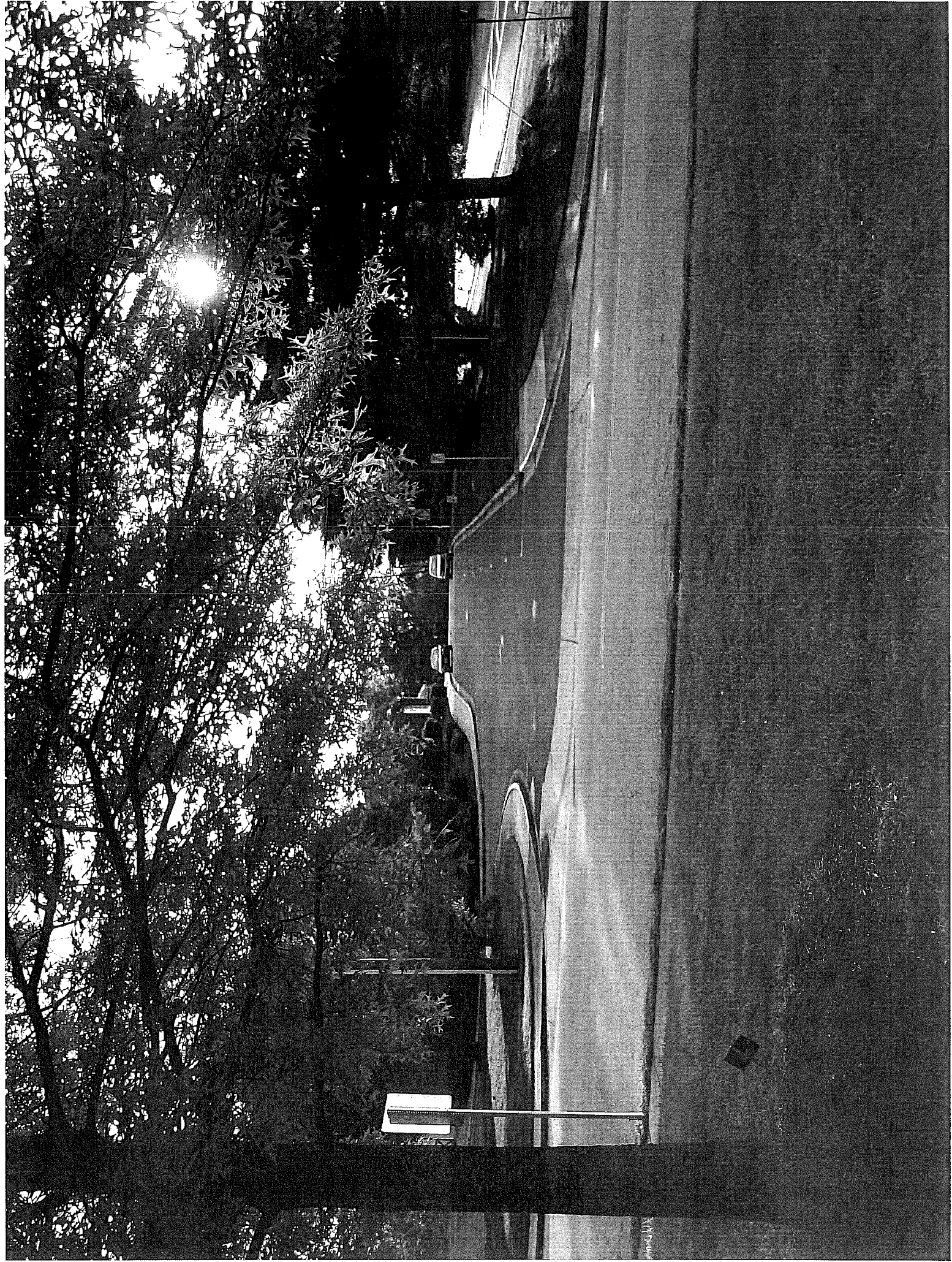




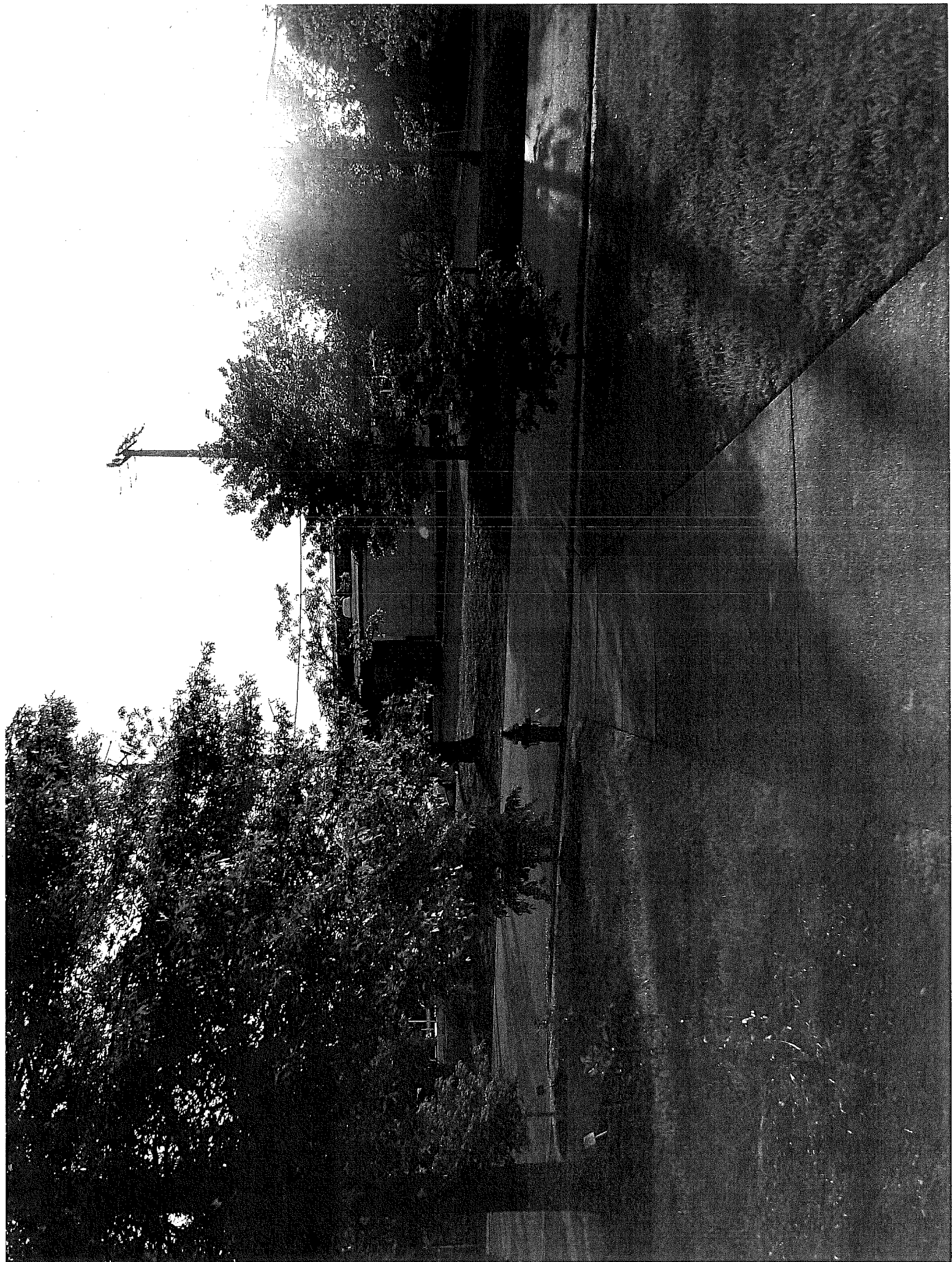












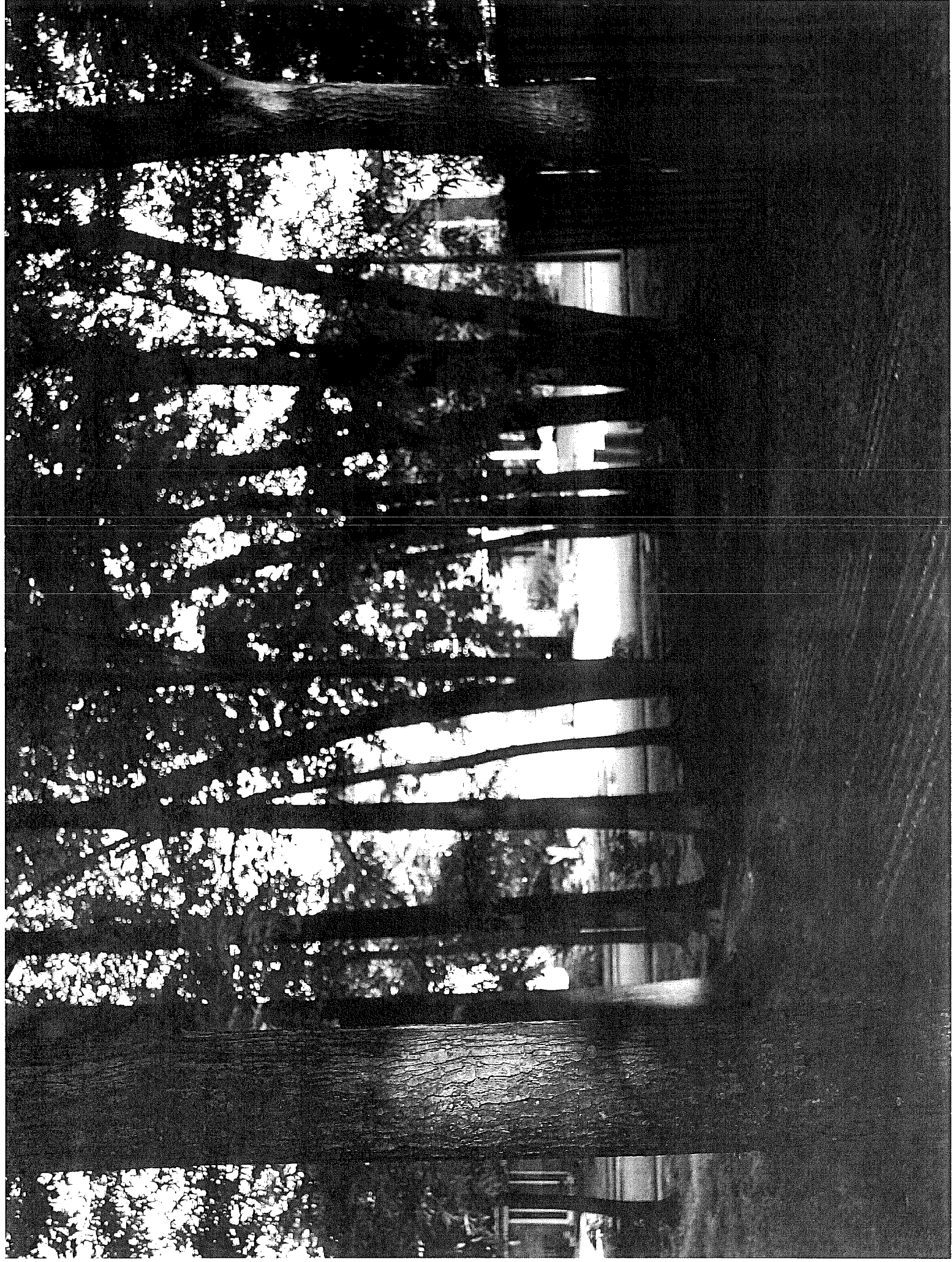












SPECIAL PERMIT REQUEST

The applicant requests approval of a special permit for an existing church to add a private school of general education, site modifications and an addition to the church building. A detailed outline of the proposed changes starts on page two.

LOCATION OF PROPERTY AND CHARACTER OF AREA

Existing Site Description:

The 2.0 acre site is located on the south side of Franconia Road at its intersection with Wilton Road. The property currently operates as the Lighthouse Baptist Church comprised of a 45 foot tall church, 3,030 square feet in size, a 1,200 square foot classroom building which is connected to the church building via a breezeway, two accessory storage structures and 46 surface parking spaces. The existing church building has a capacity of 150 seats in the sanctuary. Access to the site is provided by an entrance from the east side of Wilton Road; all of the parking is contained within a paved parking lot south of the existing church. The site is shaped such that it has frontage on Franconia Road to the north, Wilton Hall Court to the south and Wilton Road to the west. Surrounding development includes single family detached dwellings to the north, east and south; the Wilton Woods Administration Center (Fairfax County Public Schools) is located across Wilton Road to the west. Existing vegetation consisting of primarily maple and oak species is located along the southern and northern property boundaries. Perimeter fencing consisting of a 6 foot tall board-on-board fence is located along the southern and eastern property boundaries. The site generally slopes to the northwest towards Franconia Road.

Surrounding Area Description

Direction	Use	Zoning	Plan
North	Franconia Road and Single Family Detached Dwellings	R-2	2-3 du/ac
South	Single Family Detached Dwellings	R-2	2-3 du/ac
East	Single Family Detached Dwellings	R-2	2-3 du/ac
West	Wilton Woods Administration Center (FCPS)	R-3	Public Facilities

BACKGROUND

The church building and both accessory storage structures were constructed in 1973, and the property has been in operation as the Lighthouse Baptist Church since that

time, predating the Zoning Ordinance requirement for special permit approval. On December 15, 2004, SP 2004-LE-053 was approved to permit the classroom addition, additional landscaping and buildings in error for the accessory storage structures to remain in the minimum required front yard adjacent to Franconia Road. A copy of the Resolution for SP 2004-LE-053 is included at Appendix 4.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: Rose Hill Planning District, Area IV
Planning Sector: Wilton Woods Planning Sector (RH5)
Plan Map: Residential, 2-3 dwelling units per acre

ANALYSIS

Special Permit Plat (Copy at front of staff report)

Title of SP Plat: "Special Permit Plat, Lighthouse Baptist Church
Prepared By: CV, Inc.
Dated: December, 2011, revised through November 26, 2012

Proposal:

The applicant requests approval of a special permit amendment for the existing Lighthouse Baptist Church to add a private school of general education, site modifications, and an addition to the church building. The applicant proposes to construct a 6,800 square foot addition to the church building, attached porches of 1,020 square feet, a 239 square foot tower and attached stairs and ramps to meet ADA requirements. Total square footage on site after construction would be 14,968 with a floor area ratio (FAR) of 0.172. A maximum FAR of 0.20 is permitted. Architectural drawings are included at the front of the staff report.

The addition is proposed for extra classrooms for Sunday school and classrooms for the school of general education. The addition will consist of a basement and two stories above at a height of approximately 39.33 feet. The first floor will include a vestibule, pastors and secretary's offices, reception hall, bathrooms and elevator area. The second floor will include the classroom space and a choir loft. The tower is an architectural feature and will be used for emergency exit only – no bells will be contained within the tower.

The private school of general education is proposed with a maximum enrollment of 80 students, with hours of operation between 8:30 am and 4:30 pm, Monday through Friday. Grades kindergarten through 12 are proposed. A maximum of eight teachers, three administrative staff and the Pastor are proposed for the school use.

Forty-six (46) parking spaces are provided on site. Thirty-eight (38) spaces are required for a church with 150 seats (1 parking space per four seats), so a parking ratio of 1 space per 3.2 seats exists. Twenty-four spaces are required for the school. The church services and school hours do not overlap and the applicant will pursue a shared parking agreement between the two on-site uses.

Existing vegetation will remain around the northern, eastern and southern perimeters of the site. Several trees will be removed for the construction of the addition and vegetation along much of the western property line will be removed for installation of a stormwater detention system.

Fences exists along portions of the southern and eastern property boundaries. The two sheds approved under the previous special permit will remain in the northeastern corner of the property.

LAND USE AND ENVIRONMENTAL ANALYSES (Appendix 5)

Staff believes that the proposal for the existing church with a 150 seat sanctuary and existing classroom building to add a two story addition and a school of general education for 80 children is in harmony with the Comprehensive Plan and is in keeping with the character of the surrounding neighborhood. Staff suggests that the applicant commit to implementation of green building practices through certification under established green building rating systems or other comparable programs and that they commit to the use of Energy Star Qualified appliances for the addition.

The stormwater management narrative indicates that a new infiltration trench measuring 150 feet long by 5.0 feet wide by 4.0 feet deep will be installed and that the infiltration trench is designed to accommodate runoff up to 54.5% of impervious coverage on site.

Based on information provided on the plat, the existing site imperviousness is 28.9% and the proposed site imperviousness is 34.8%; therefore, assuming that the soils are suitable for infiltration, this proposed facility appears to more than adequately sized to accommodate the proposed site changes. However, it is not clear from the stormwater narrative whether or not the proposed infiltration facility will meet both water quality and water quantity control requirements. The narrative also states that an offsite pond located north of the subject property captures some runoff from this site, however does not state whether the pond actually has the capacity to capture and treat this runoff.

The adequacy of stormwater management/best management practice facilities and outfall measures are subject to review and approval by the Department of Public Works and Environmental Services, as noted in the following analysis.

STORMWATER MANAGEMENT ANALYSIS (Appendix 6)

Staff from the Department of Public Works and Environmental Services (DPWES) states that an infiltration trench is depicted on the plat and that stormwater detention must be met, if not waived. There is an outfall narrative provided on the plan, but at the time of the site plan submission, this narrative must be extended to include downstream areas from the site to a point at least 100 times the site area. In addition, cross-sections at key locations including the building entrances must be shown which include runoff flow of the 100-year storm. If these items cannot be addressed to the satisfaction of DPWES staff at the time of site plan review, a special permit amendment may be required if additional stormwater measures such as an on-site stormwater pond are needed.

URBAN FORESTRY ANALYSIS (Appendix 7)

In the original memorandum from staff in the Forest Conservation Branch, DPWES, dated October 15, 2012, numerous deficiencies were noted related to tree cover calculations, tree protection, and erosion and sediment control. The applicant subsequently submitted a revised special permit plat dated through November 26, 2012, which addressed all but one issue. It remains unclear how the transitional screening requirements of the Zoning Ordinance have been addressed as the square feet of canopy for individual trees and the transitional screening calculations have not been provided. A development condition has been included requiring the applicant to provide information at the time of site plan review and additional transitional screening to meet the requirements and replace trees proposed to be removed along the western lot line for installation of the infiltration trench.

TRANSPORTATION ANALYSIS (Appendix 8)

There are no specific transportation issues noted based on the proposed use and addition. The Department of Transportation does note that individually the uses on site meet parking requirements, however overflow parking on Sundays takes place at the Wilton Woods Administrative Center across Wilton Road from the church and the church may want to pursue a formal shared parking agreement with the center.

ZONING ORDINANCE PROVISIONS

R-2 DISTRICT REGULATIONS	REQUIRED	PROVIDED
Lot Size	18,000 square feet	87,120 square feet (2.0 acres)
Building Height	60 feet maximum	Maximum of 45 feet (existing church building)
Front Yard	45° angle of bulk plane not less than 35 feet	35 feet at closest point

Side Yard	40° angle of bulk plane not less than 15 feet	105 feet at closest point
Rear Yard	40° angle of bulk plane not less than 25 feet	NA
Floor Area Ratio	0.20	0.172
Parking	38 spaces for church 24 spaces for school	46 spaces*

*A shared parking agreement approved by the Director of DPWES must be approved.

STANDARD	REQUIRED	PROVIDED
Transitional Screening		
North (single family detached)	TS 1 ¹	Modification requested to permit existing vegetation to satisfy requirement
South (single family detached))	TS1	Modification requested to permit existing vegetation to satisfy requirement
East (single family detached))	TS 1	Modification requested to permit proposed landscaping as shown on SP Plat
West (FCPS Administration Center)	N/A	Peripheral parking lot landscaping
Barrier		
North (single family detached)	Barrier D, E or F ²	Waiver Requested
South (single family detached)	Barrier D, E or F	Modification requested to permit existing location of fence to satisfy requirement
East (single family detached))	Barrier D, E or F	Modification requested to permit existing location of fence to satisfy requirement
West (FCPS Administration Center)	N/A	Nothing

1. Transitional screening 1 shall consist of an unbroken strip of open space a minimum of 25 feet wide and planted with: One large evergreen tree with an ultimate height of 40 feet or greater for every 10 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet, OR, With approval of the Director, one large deciduous tree with an ultimate height of 50 feet or greater for every 15 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet.
2. Barrier D shall consist of a 42-48 inch chain link fence and may be required by the Director to have inserts in the fence fabric, to be coated, or to be supplemented by trees and/or shrubs. Barrier E shall consist of a 6 foot wall, brick or architectural block faced on the side facing the existing use and may be required to be so faced on both sides as determined by the Director. Barrier F shall consist of a 6 foot high solid wood or otherwise architecturally solid fence.

WAIVERS/MODIFICATIONS REQUESTED

The applicant requests a continuation of the modification of the transitional screening requirements along the northern, eastern and southern property boundaries as approved under SP 2004-LE-053. According to Sect. 13-304 of the Zoning Ordinance, transitional screening may be modified where the building and/or the area between the building and the property line has been specifically designed to minimize adverse impact. The church is situated on an angle towards the northwest corner of the property with the existing classroom building located east of the church, parallel to the northern property boundary. The proposed addition will be constructed between the existing church building and parking lot to the south and Wilton Road and the Fairfax County school board property to the west. No transitional screening is required along the western property line. The applicant proposes to retain all existing vegetation along the northern, eastern and southern property lines. Staff supports this modification request with adoption of the development conditions, which among other things, requires additional landscaping to be installed as determined necessary by the Urban Forester.

The applicant requests a continuation of the modification of the barrier requirement along the southern and eastern property boundaries to permit the existing fence to satisfy this requirement and the waiver of the barrier requirement along the northern boundary. Staff supports this waiver because the installation of a barrier along Franconia Road is not desirable, and would require the removal of existing vegetation along a portion of this property boundary.

OTHER ZONING ORDINANCE REQUIREMENTS

Special Permit Requirements (Appendix 9)

- General Special Permit Standards (Section 8-006)
- Group 3 Standards (Section 8-303)

Summary of Zoning Ordinance Provisions

Subject to the proposed development conditions, all applicable standards have been satisfied.

CONCLUSIONS

Staff concludes that the subject application is in harmony with the Comprehensive Plan and is in conformance with the applicable Zoning Ordinance with adoption of the proposed development conditions.

RECOMMENDATIONS

Staff recommends approval of the subject special permit application subject to the proposed development conditions.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Resolution Approved in Conjunction with SP 2004-LE-053
5. Land Use and Environmental Analyses
6. Stormwater Analysis
7. Urban Forestry Analysis
8. Transportation Analysis
9. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

January 9, 2013

If it is the intent of the Board of Zoning Appeals to approve SPA 2004-LE-053 located at Tax Map 82-4 ((1)) 4C previously approved for a church to permit the addition of a private school of general education, site modifications and a building addition pursuant to Sect. 3-203 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Those conditions carried forward from the previous special permit are marked with an asterisk. Minor edits to previous conditions are highlighted.

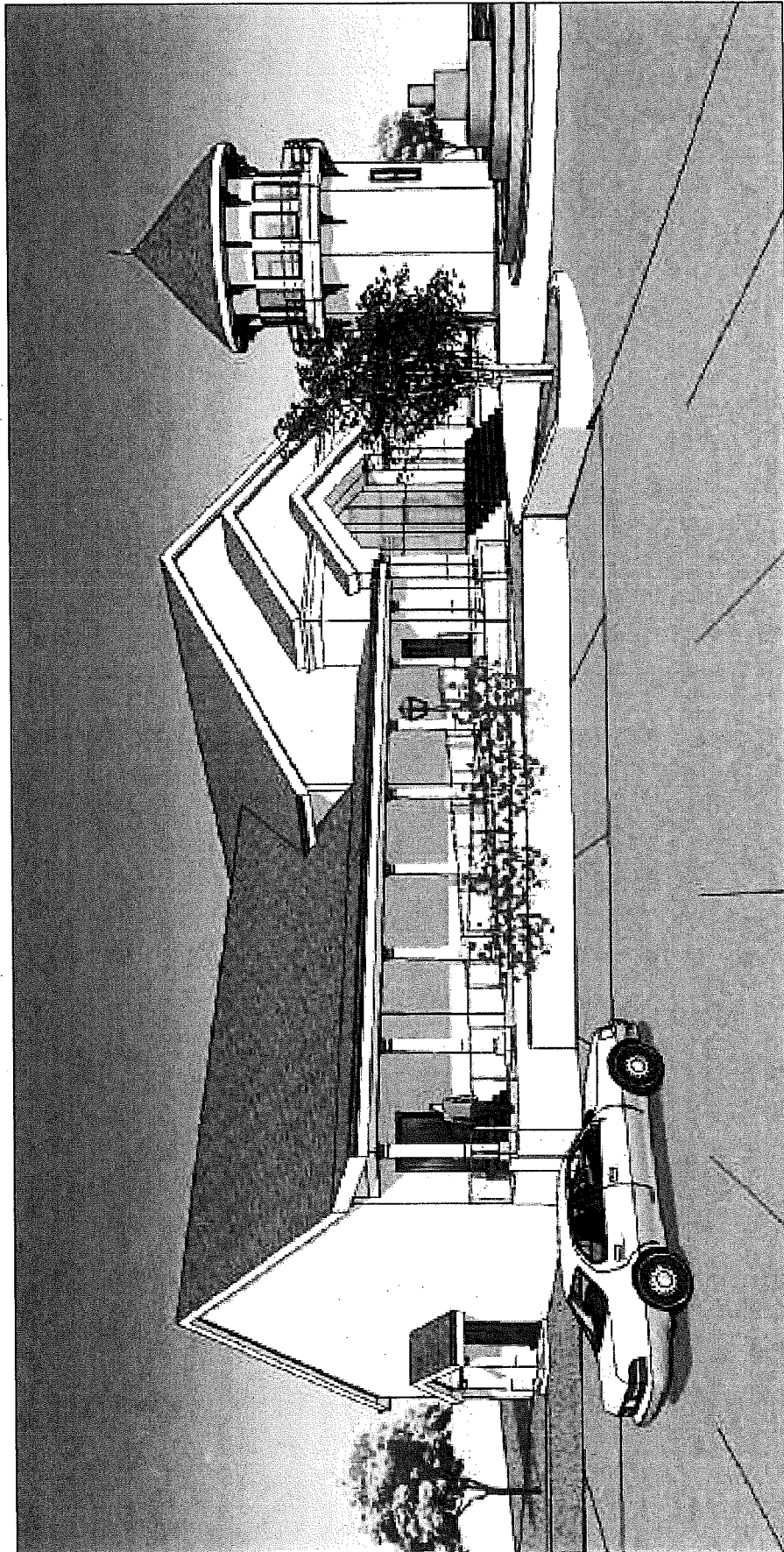
1. This approval is granted to the applicant, Trustees of the Lighthouse Baptist Church, only and is not transferable without further action of this Board, and is for the location indicated on the application, 5901 Wilton Road (2.0 acres) and is not transferable to other land.*
2. This special permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit amendment plat prepared by **CV, Inc. dated December 2011, revised and signed through November 26, 2012**, and approved with this application, as qualified by these development conditions.*
3. A copy of this special permit and the Non-Residential Use Permit (non-RUP) SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.*
4. This special permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Permit shall be in substantial conformance with these conditions. Minor modifications to the approved Special Permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.*
5. There shall be a maximum of 150 seats in the sanctuary of the church.*
6. Parking shall be provided on site as shown on the special permit amendment plat. The applicant shall obtain approval of a parking reduction and/or shared parking agreement as applicable as outlined in Sect. 11-106 of the Zoning Ordinance prior to the issuance of a new non-residential use permit (Non-RUP) for the church and school of general education to permit the shared use of the church parking lot for both the church and school uses. If this approval is not obtained, the number of seats in the worship area and/or the number of children in the school shall be reduced to meet the parking requirements as determined by DPWES. All parking shall be on-site except that parking for the church/school may take place at the Wilton Woods Administrative Center if permitted by the Fairfax County public school system.
7. The limits of clearing and grading shall be no greater than as shown on the special permit amendment plat.*

8. A Tree Preservation Plan and Narrative shall be submitted as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist and shall be subject to the review and approval of the Forest Conservation Branch, DPWES.
9. Stormwater Management (SWM) and Best Management Practices (BMPs) shall be provided as shown on the special permit amendment plat as approved by DPWES.*
10. The transitional screening requirement shall be modified as shown on the special permit amendment plat and as outlined in Condition 10.*
11. At the time of site plan review, a landscape plan shall be submitted to DPWES. The landscape plan shall be in conformance with the special permit amendment plat and shall be subject to review and approval by the Forest Conservation Branch. Irregardless of that shown on the plat, supplemental landscaping shall be installed to meet transitional screening and tree cover requirements as determined necessary by the Forest Conservation Branch.
12. Foundation plantings shall be installed and maintained around the existing church and proposed classroom building to soften and screen the visual impact of the buildings.*
13. The barrier requirement shall be waived and modified as shown on the special permit amendment plat.
14. Any new lighting, or replacement lighting installed on the subject property shall be provided in accordance with the Performance Standards contained in Part 9 of Article 14 of the Zoning Ordinance.*
15. All signs on the subject property shall be provided in accordance with Article 12 of the Zoning Ordinance.*
16. The exterior appearance of the classroom building shall be in substantial conformance with the illustration as depicted in an Attachment 1 to these conditions.

This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for establishing the use as outline above, and this Special Permit shall not be valid until this has been accomplished.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this Special Permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and been diligently pursued. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Permit. The request

must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



LIGHTHOUSE BAPTIST CHURCH

WILTON RD. COR., FRANCONIA RD.,
FAIRFAX, VIRGINIA

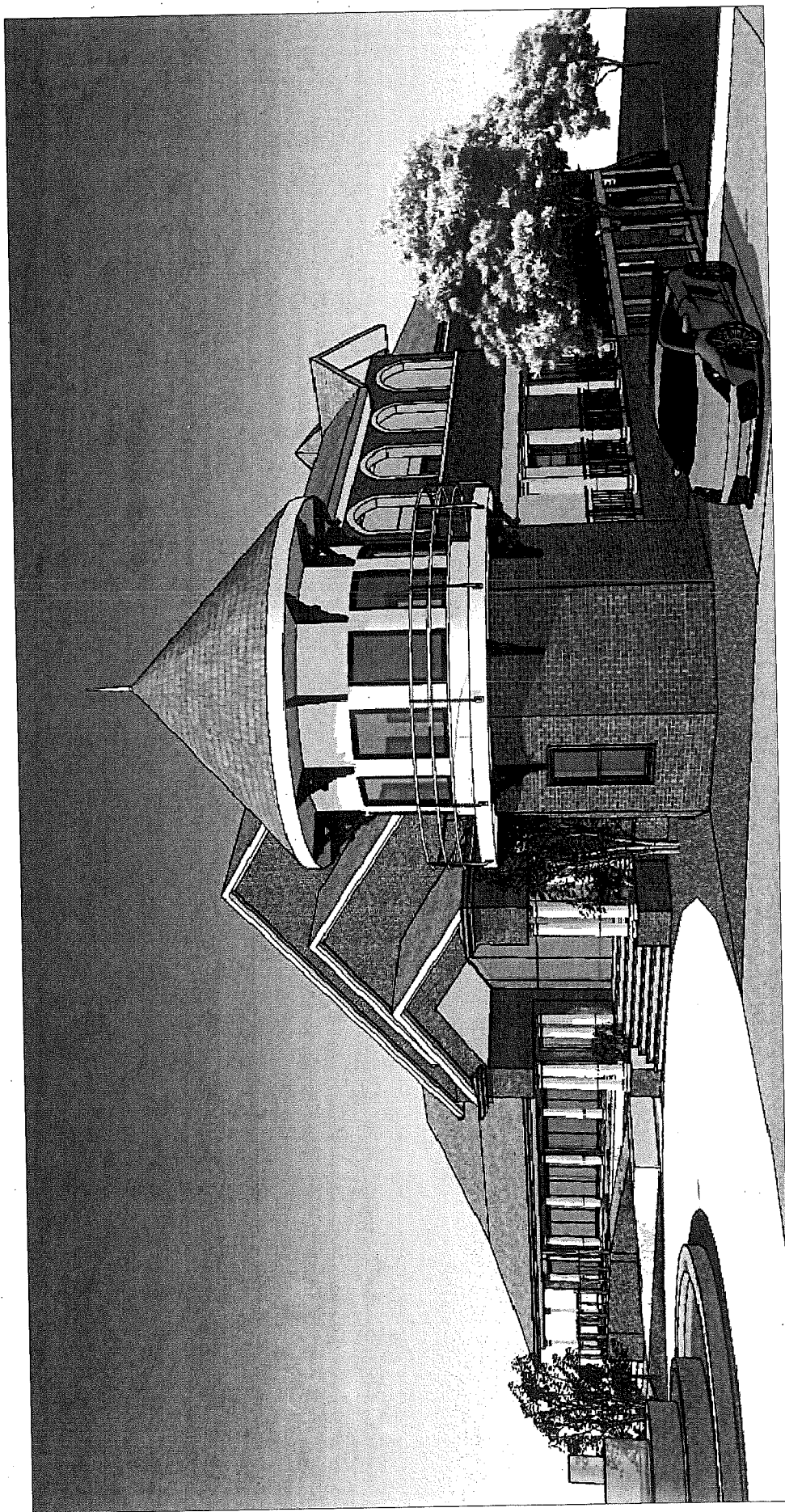
jsm

Tel. Nos.

ARCHITECTS

703 243-0920

703 522-5873 FAX



LIGHTHOUSE BAPTIST CHURCH

WILTON RD. COR., FRANCONIA RD.,
FAIRFAX, VIRGINIA

jsm
Tel. Nos.

ARCHITECTS
703 243-0920
703 522-5873 FAX

Application No.(s): _____
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: MARCH 19, 2012
 (enter date affidavit is notarized)

I, REYNALDO DE GUZMAN, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) ☐ applicant
 ☒ applicant's authorized agent listed in Par. 1(a) below

and that, to the best of my knowledge and belief, the following is true:

- 1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE:** All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
TRUSTEES OF THE LIGHTHOUSE BAPTIST CHURCH	5901 WILTON ROAD ALEXANDRIA, VA 22310	OWNER
REYNALDO DE GUZMAN, TRUSTEE	6124 SQUIRE LANE ALEXANDRIA, VA 22310	TRUSTEE / AGENT
CARL E. GLOVER, TRUSTEE	7601 SURRY GROVE CT LORTON, VA 22079	TRUSTEE
NELSON MAGTALAS, TRUSTEE	8682 WALUTES CIRCLE ALEXANDRIA, VA 22310	TRUSTEE

(check if applicable) ☐ There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: MARCH 19, 2012
(enter date affidavit is notarized)

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

NOT APPLICABLE

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

NOT APPLICABLE

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: MARCH 19, 2012
(enter date affidavit is notarized)

- 1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)

NOT APPLICABLE

(check if applicable) ☐ The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

NOT APPLICABLE

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: MARCH 19, 2012
(enter date affidavit is notarized)

1(d). One of the following boxes **must** be checked:

- ☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

NOT APPLICABLE

- ☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

- (check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

Application No.(s): _____

(county-assigned application number(s), to be entered by County Staff)

Page Five

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: MARCH 19, 2012
(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

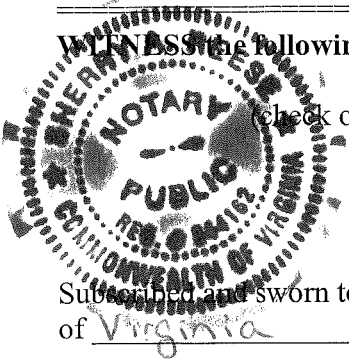
NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

Witness the following signature:



(check one)

☐ Applicant

☒ Applicant's Authorized Agent

REYNALDO DE GUZMAN, TRUSTEE
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 19th day of March, 2012, in the State/Comm. of Virginia, County/City of Fairfax.

Sherry A. Reese
Notary Public

My commission expires: 8-31-12

STATEMENT OF APPLICANT Updated 11-24-2012**A. Type of Operation(s).**

The proposed building expansion is to be used as Church and Private School of General Education. The church is experiencing growth in attendance that the existing church facilities cannot meet the needs of the congregations especially restroom demand and ADA access. There is also need of extra classrooms for Sunday school and classrooms for the general education. The total floor area that is to be added to the existing main building is 6,800 sq ft. this is broken down as follows; the proposed basement addition is 2,505 sq ft. The first floor addition is 2,011 sq ft. The second floor addition is 2,283 sq ft. The second floor addition is two (2) Sunday school classrooms for adults and choir loft. The first floor is vestibule, pastor's office, secretary's office, reception hall, He and She restrooms and elevator area.

B. Hours of Operation.

The Private School of General Education will operate as follows:

Monday to Friday from 8:30 am to 4:30 pm

The Church will operate as follows:

8:15 am to 3:30pm Monday to Friday school for general education
 10:00am to 12:00pm Tuesday once a month Ladies Bible Studies
 11:30am to 1:00pm First Tuesday of the month Senior Saints Luncheon
 7:00pm to 8:30pm Wednesday Service Bible Study
 7:00pm to 9:00pm Thursday once a month Ladies Bible Studies
 7:00pm to 9:00pm First Friday of the month Friday Youth Night
 9:45am to 12:00pm Sunday school and morning service
 6:00pm to 7:00pm Sunday evening service

C. Estimated number of patrons and students.

The maximum number of students is eighty (80). The maximum seating capacity of the church is to remain 150 seats. The required number of parking during weekdays is 43 parking spaces. The required number of parking during weekends is 43 parking spaces. The existing number of parking is 46 parking spaces.

D. Proposed number of employees and teachers.

There are 8 teachers initially depending on the number of students enrolled. The ratio of one teacher per 10 students is proposed. Therefore, a maximum of 8

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NOV 29 2012

Zoning Evaluation Division

teachers, 3 administrative staff and 1 Pastor are to be expected when maximum of 80 students are enrolled.

E. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day.

There is no traffic impact resulting from the new building addition. Since most of students are not of driving age. Sunday school students are being transported using three church buses during Sunday school and church's morning service. These buses are not intended to be used to transport students during school days. Traffic count was performed that indicates acceptable level of service at the intersection of Franconia Road and Wilton Road. During church's services, the maximum expected trip is about 120 trips during the Sunday morning service.

F. Vicinity for general area to be served by the use.

This will cover the Huntington, Jefferson, Franconia, Wilton Woods, Clermont, Hybla Valley, Virginia Hills areas.

G. Description of building façade and architecture of proposed new addition.

The building will have a brick façade and the building will be comparable with the neighboring houses.

H. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste, as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and /or disposed of on site and the size and contents of any existing or proposed storage tank or containers.

As part of our ground maintenance schedule, which last from spring to fall, every year we use a regular unleaded gasoline, engine oil and 40:1 mix of oil and gas to power our yard equipment. These petroleum products are contain in an approved plastic containers and stored inside the church's locked shed. No petroleum products are stored inside the existing church or to be stored inside the proposed building. There are no other petroleum products or federally regulated hazardous or toxic substances that are being utilized by the church.

I. A statement that the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification.

The proposed use of the new building conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions.

J. Outdoor Play area.

The outdoor area required is computed as follows;

68 students from Kindergarten to 8th grade multiply by 200 square feet per student equals 13,600 square feet and for 12 students from 9th grade to 12th grade multiply by 430 square feet equals 5,160 square feet. 13,600 square feet will be provided since there will be separate time schedule of breaks for these student bodies. They will be sharing the same designated outdoor play area within the church's property.

Statement of Applicant –Update
SPA 2004-LE-053

The Lighthouse Baptist Church is submitting the tabulation of the maximum number of students from Kindergarden 4-5 year old to K-12 grades below:

Private School Parking Requirement			Church Worship Parking Requirement	Total Parking Required
Student Grade Level	Number	Parking Spaces required	Parking Spaces Required 150 / 4	
Kindergarden 4-5 year old	14		38	
1st Grade	7			
2nd Grade	7			
3rd Grade	7			
4th Grade	7			
5th Grade	7			
6th Grade	7			
7th Grade	6			
8th Grade	6	9		
9th Grade	3			
10th Grade	3			
11th Grade	3			
12th Grade	3			
Total	80	13	38	51
Total Parking Provided				46
Request no. of Parking Reduction				5 (9.80%)

We understand that we need to submit a separate parking reduction request to the Department of Public Works and Environmental Services for review and approval.

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

TRUSTEES OF LIGHTHOUSE BAPTIST CHURCH, SP 2004-LE-053 Appl. under Sect(s). 8-914 and 3-203 of the Zoning Ordinance for an existing place of worship to permit site modifications, building addition and reduction to minimum yard requirements based on error in building location to permit accessory storage structures to remain in minimum required front yard. Located at 5901 Wilton Rd. on approx. 2.00 ac. of land zoned R-2. Lee District. Tax Map 82-4 ((1)) 4C. Mr. Hammack moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on December 7, 2004; and

WHEREAS, the Board has made the following findings of fact:

1. The applicants are the owners of the land.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sect(s). 8-914 and 3-203 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. This approval is granted to the applicant, Lighthouse Baptist Church Trustees, only and is not transferable without further action of this Board, and is for the location indicated on the application, 5901 Wilton Road (2.0 acres) and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the Special Permit Plat (SP Plat) prepared by AB Consultants, Inc. dated October 22, 2004, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit (non-RUP) SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Permit shall be in substantial conformance with these conditions. Minor modifications to the approved Special Permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
5. There shall be a maximum of 150 seats in the sanctuary of the church.

6. Parking shall be provided as shown on the SP Plat. All parking shall be on-site.
7. The limits of clearing and grading shall be no greater than as shown on the Special Permit Plat.
8. Stormwater Management (SWM) and Best Management Practices (BMPs) shall be provided as shown on the SP Plat as approved by DPWES.
9. The transitional screening requirement shall be modified as shown on the SP Plat and as outlined in Condition 10.
10. At the time of site plan approval, a landscape plan shall be submitted to DPWES. The landscape plan shall be in conformance with the SP Plat and shall be subject to review and approval by the Urban Forest Management Branch. Regardless of that shown on the SP Plat, supplemental landscaping shall be installed between the proposed classroom building and the existing vegetation along the northern property boundary, extending in an unbroken strip east towards the accessory storage structures.
11. Foundation plantings shall be installed and maintained around the existing church and proposed classroom building to soften and screen the visual impact of the buildings.
12. Regardless of that shown on the SP Plat, the barrier requirement shall be waived along the northern property boundary and along the southern property boundary adjacent to Wilton Hall Court, as well as along the southwestern property boundary adjacent to Tax Map 82-4 ((1)) 22 and along the southeastern property boundary adjacent to Tax Map 82-4 ((1)) 32.
13. The barrier requirement shall be modified as shown on the SP Plat to permit the existing fence along the southern property boundary adjacent to Tax Map 82-4 ((1)) 22 and along the eastern property boundary adjacent to Tax Map 82-4 ((1)) 32 to satisfy the barrier requirement.
14. At the time of site plan approval, or upon demand, whichever occurs first, 5 feet of right-of-way from the edge of pavement along Franconia Road, as shown on the SP Plat, shall be dedicated to the Board of Supervisors in fee simple.
15. At the time of site plan approval, or upon demand, whichever occurs first, 20 feet of ancillary easements for construction and drainage purposes, as shown on the SP Plat, shall be dedicated to the Board of Supervisors in fee simple.
16. Any new lighting, or replacement lighting installed on the subject property shall be provided in accordance with the Performance Standards contained in Part 9 of Article 14 of the Zoning Ordinance.
17. All signs on the subject property shall be provided in accordance with Article 12 of the Zoning Ordinance.
18. The exterior appearance of the classroom building shall be in substantial conformance with the illustration as depicted in an attachment to these conditions (Appendix 1A).

19. Acoustical treatment of the classroom building shall be provided in order to achieve a maximum interior noise level of approximately 45 dBA Ldn as follows:
- a. Exterior walls shall have a laboratory sound transmission class (STC) of at least 39, and
 - b. Windows shall be double paned.
 - c. Doors, windows and walls shall have a composite STC of at least 39, computed for each side of the dwelling individually.
 - d. Adequate measures to seal and caulk between surfaces shall be provided.

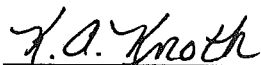
This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for establishing the use as outline above, and this Special Permit shall not be valid until this has been accomplished.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this Special Permit shall automatically expire, without notice, thirty (30) months after the date of approval* unless construction has commenced as outlined above. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Mr. Pammel seconded the motion, which carried by a vote of 6-0. Mr. Ribble was absent from the meeting.

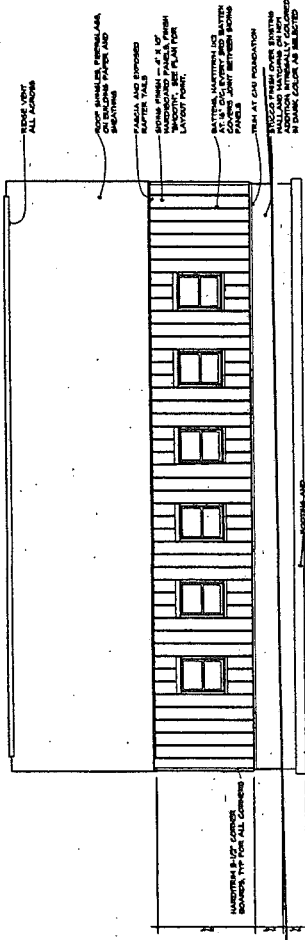
*This decision was officially filed in the office of the Board of Zoning Appeals and became final on December 15, 2004. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:

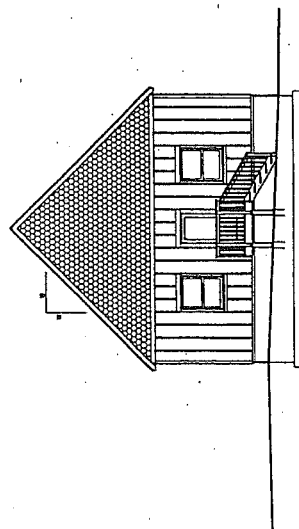


Kathleen A. Knoth

Clerk to the Board of Zoning Appeals



A FRONT ELEVATION
A.S. 1/8" = 1'-0"



B SIDE ELEVATION
A.S. 1/8" = 1'-0"



County of Fairfax, Virginia

MEMORANDUM

DATE: December 19, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PJN*
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ANALYSIS: SPA 2004-LE-053
Trustees of Lighthouse Baptist Church

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the revised Special Permit Amendment (SPA) Plat dated November 26, 2012. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, on pages 7-9, the Plan states:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .

Policy j. Regulate land use activities to protect surface and groundwater resources.

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques. . . .”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, on page 10, the Plan states:

“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 19 states:

“Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development.
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
- Optimization of energy performance of structures/energy-efficient design.
- Use of renewable energy resources.

- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
- Reuse of existing building materials for redevelopment projects.
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.
- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs....

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

Stormwater Best Management Practices and Adequate Outfall: The purpose of the application is to amend a previously approved special permit application for a church and private school of general education to allow for the construction of an addition and other site modifications which would increase impervious surface by 20% from 25,176 square feet to 30,295 square feet.

The 2 acre subject property is situated on the south side of Franconia Road immediately east of Wilton Road within the Cameron Run Watershed. The stormwater management narrative indicates that a new infiltration trench measuring 150 long x 5 feet wide x 4 feet deep will be installed and that the infiltration trench is designed to accommodate runoff from 54.5% of the impervious coverage on site.

Based on information provided on Sheet 1 of the plat, the existing site imperviousness is 28.9% and the proposed site imperviousness is 34.8%; therefore, assuming that the soils are suitable for infiltration, this proposed facility appears to be adequately sized to accommodate the proposed site changes. However, it is not clear from the stormwater narrative whether or not the proposed infiltration facility will meet both water quality and water quantity control requirements. The stormwater management narrative also states that an offsite pond located north of the subject property captures some runoff from this site. However, it is not evident from the information provided that the pond has the capacity to capture and treat runoff from this site.

The adequacy of stormwater management/best management practice facilities and outfall measures are subject to review and approval by the Department of Public Works and Environmental Services.

Green Building: In support of Policy Plan guidance regarding green building measures, the applicant is encouraged to offer a development condition which commits to the use of Energy Star Qualified appliances for the addition.

COUNTYWIDE TRAILS MAP

The Countywide Trails Plan depicts a major paved trail along Franconia Road but does not identify the specific side of the road as the trail is located in the Lee District. The orthophotograph for this site shows a trail existing on the opposite or north side of Franconia Road.

PGN: MAW



County of Fairfax, Virginia

MEMORANDUM

DATE: December 5, 2012

TO: Deborah Hedrick; Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Thakur Dhakal, Senior Engineer III *THD*
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Special Permit Plat #SPA 2004-LE-053, Trustees of the Lighthouse Baptist Church, SPA Plat dated 29 November 2012, LDS Project #791-ZONA-001-2, Tax Map #082-4-01-0004C; Lee District

We have reviewed the subject application and offer the following Stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this property. Water quality controls must be satisfied for this development (PFM 6-0401.2). The location of infiltration trench is depicted on the plat. But, Occoquan Method must be utilized in BMP computation. In the site plan submission BMP computations must be shown.

The applicant has provided preliminary subsurface investigation report. In the site plan an infiltration test and trench design must be provided.

Floodplain

There are no regulated floodplains on the site.

Downstream Drainage Complaints

There are no recent downstream drainage complaints on file.

Stormwater Detention

Stormwater detention must be met, if not waived (PFM 6-0301.3). Applicant indicates that the infiltration trench will be designed to meet the detention requirements. A detailed design must be shown in site plan submission.



Onsite Major Storm Drainage System and Overland Relief

Applicant has provided overland relief arrows showing runoff flow path of the 100-year storm event on the plan. Cross-sections at key locations including the building entrances must be shown in site plan submission.

Downstream Drainage System

An outfall narrative has been provided on the plan, but has not been extended downstream from the site to a point which is at least 100 times the site area. A detailed outfall analysis must be incorporated on site plan submission.

Drainage Diversion

During the development, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. The increase and decrease in discharge rates, volumes, and durations of concentrated and non-concentrated Stormwater runoff leaving a development site due to the diverted flow shall not have an adverse impact (e.g., soil erosion; sedimentation; yard, dwelling, building, or private structure flooding; duration of ponding water; inadequate overland relief) on adjacent or downstream properties. (PFM 6-0202.2A)

Stormwater Planning Comments

This case is located in the Cameron Run Watershed. There are no water quality control plans located near the subject site.

Please visit http://www.fairfaxcounty.gov/dpwes/watersheds/publications/cr/ca_plan.pdf for more details.

Dam Breach

None of this property is within the dam breach inundation zone.

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new Stormwater ordinance and updates to the PFM's Stormwater requirements are being developed as a result of changes to state code (see 4VAC50-60 adopted May 24, 2011). The site plan for this application may be required to conform to the updated PFM and the new ordinance.

Please contact me at 703-324-1720 if you require additional information.

TD/

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Stormwater Planning
Division, DPWES
Bijan Sistani, Chief, South Branch, SDID, DPWES
Zoning Application File



County of Fairfax, Virginia

MEMORANDUM

DATE: December 12, 2012

TO: Ms. Debbie Hedrick, Staff Coordinator
Department of Planning and Zoning, Zoning Evaluation Division

FROM: Samantha Wangsgard, Urban Forester II *SW*
Forest Conservation Branch, DPWES

SUBJECT: Trustees of Lighthouse Baptist Church; SPA 2004-LE-053

RE: Request for assistance dated November 29th, 2012

The following comments are based on a review of the second submission Special Permit Plat date stamped by the County on November 29th, 2012.

General Comment:

1. All but one comment have been adequately addressed from the previous memo dated October 15, 2012. No new comments were generated from this review.

Sheet 13 of 17

1. Comment: It remains unclear how the transitional screening requirements of ZO 13-303.3 A.(1)-A.(3) have been addressed as the square feet of canopy for individual trees and the transitional screening calculations demonstrating how the transitional screening requirements will be met have not been provided.

Recommendation: Calculations should be provided that show the square feet of canopy for both the existing and proposed trees and how the total square feet of these trees meets or exceeds the requirements set forth in ZO 13-303.3 A.(1)-A.(3).

Please contact me at 703-324-1770 should you have any questions.

SW/

UFMDID #: 174360

cc: DPZ File

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

MEMORANDUM

DATE: October 15, 2012

TO: Ms. Debbie Hedrick
Staff Coordinator
Department of Planning and Zoning
Zoning Evaluation Division

FROM: Samantha Wangsgard, Urban Forester II *SW*
Forest Conservation Branch, DPWES

SUBJECT: Trustees of Lighthouse Baptist Church; SPA 2004-LE-053

RE: Request for assistance dated August 20, 2012

RECEIVED
DEPARTMENT OF PLANNING
AND ZONING

OCT 16 2012

SPECIAL PERMIT &
VARIANCE BRANCH

The following comments are based on a review of the first submission plan date stamped by the County on October 2nd, 2012. A site visit was conducted on October 10, 2012.

1. **Comment:** The location of tree protection fencing is unclear on the Existing Site/Phase 1 Erosion and Sediment Control diagrams on Sheet 3.

Recommendation: The applicant should clarify location of tree protection on all erosion and sediment control sheets.

2. **Comment:** The timing of installation and type of tree protection fencing is unclear on the sediment and erosion control sheet 3 and 4.

Recommendation: The applicant should provide a note describing the timing of installation and type of tree protection fencing on the sediment and erosion control sheets.

3. **Comment:** It appears that no tree preservation narrative has been provided as part of the tree preservation plan.

Recommendation: Applicant should provide a tree preservation plan which describes the specific treatments, practices, specifications, standards and plants that will be used to preserve and manage trees and forested areas as described in 12-0509.3(B)-(K) of the PFM.

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



4. **Comment:** Applicant states that transitional screening requirements are met through existing mature vegetation and newly planted vegetation, however no transitional screening calculations have been provide showing how this existing vegetation meets transitional screening requirements.

Recommendation: Applicant should specifically identify the circumstance outlined in 13-305 which they are claiming for a modification to transitional screening and they should provide transitional screening calculations to show how what they are proposing to use meets the intent of the transitional screening requirements.

5. **Comment:** Transitional screening requirements along southeastern side of property along Wilton Hall Court and across from residences are not addressed.

Recommendation: Applicant should delineate the location of, label and provide calculations for transitional screening along this area.

6. **Comment:** The map on sheet 10 of 14 is not labeled and it is unclear what it represents as it is different from that shown on sheet 9.

Recommendation: Applicant should provide a title for the map.

7. **Comment:** The existing vegetation map does not include a statement regarding the successional stage of the vegetation, a list of the primary tree species, or a statement regarding the general health and condition of the vegetation.

Recommendation: Applicant should provide a statement regarding the successional stage of vegetation, list of primary tree species and a statement regarding general health and condition of the vegetation.

8. **Comment:** The critical root zones are not depicted on the existing or proposed vegetation map.

Recommendation: Applicant should delineate the critical root zone for trees 12 inches and greater in diameter located within 25 feet of the proposed limits of clearing within the undisturbed area and within 10 feet of the limits of clearing in the disturbed area on the Tree Conservation Plan.

9. **Comment:** It appears that there are more than 20 parking spaces in the parking lot, however no interior parking lot calculations have been provided.

Recommendation: The applicant should provide interior parking lot calculations.

10. **Comment:** Given the nature of tree cover located on and off-site, and depending on the ultimate development configuration provided, several development conditions will be instrumental in assuring adequate tree preservation throughout the development process.

Recommendation: The following development condition language is recommended to ensure effective tree preservation:

Tree Preservation: "The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the SPA and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan."

Tree Appraisal. "The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 12 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective site plan approvals, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant."

Tree Preservation Walk-Through. "The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions."

Limits of Clearing and Grading. "The Applicant shall conform strictly to the limits of clearing and grading as shown on the SPA, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SEA/SPA, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities."

Tree Preservation Fencing: "All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES."

Root Pruning. "The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

Trustees of Lighthouse Baptist Church
SPA 2004-LE-053
October 15, 2012
Page 6 of 6

Site Monitoring. "During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES."

Please contact me at 703-324-1770 should you have any questions.

SW/
UFMDID #: 174360

cc: DPZ File



County of Fairfax, Virginia

MEMORANDUM

DATE: October 16, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation

FILE: 3-6 (SP 2004-LE-053)

SUBJECT: Transportation Impact

REFERENCE: SPA 2004-LE-059; Lighthouse Baptist Church
Traffic Zone: 1713
Land Identification: 82-4 ((1)) 4C

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat made available to this office dated December 2011, and revised through October 1, 2012. This applicant proposes a two-story, with basement, 6,800 square foot building addition for Sunday school and general education classrooms; restrooms; and for ADA access. The private school of general education will operate from 8:30 a.m. to 4:00 p.m. Monday to Friday with a maximum of 80 students, eight teachers, three administrative staff and one pastor. The number of seats in the church will remain 150 and services will be Sunday morning 9:45 to 12, Sunday evening 6:00 to 7:00, and Wednesday evening from 7:00 to 8:30. Sunday school students are transported using three church buses which park adjacent to the church on Wilton Road to load students after Sunday school on Sundays.

The church parking lot currently has 47 spaces. The church requires 38 spaces on Sundays and the school of general education will require 24 spaces Monday to Friday. At the present time, the church shares any overflow parking on Sundays with the Wilton Woods Administrative Center and should pursue a formal shared parking agreement with the Center.

AKR/LAH/lah

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-303 Standards for all Group 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 3 special permit uses shall satisfy the following standards:

1. Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.

8-308 Additional Standards for Churches, Chapels, Temples, Synagogues or Other Such Places of Worship with a Child Care Center, Nursery School or Private School

Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education may be approved as a special permit use in accordance with the provisions of this Part or as a special exception use in accordance with the provisions of Part 3 of Article 9. The choice of whether to file an application for a special permit or special exception shall be at the applicant's discretion. In either event, such use shall be subject to the additional standards set forth in Sections 9-309 and 9-310.